

STATE OF NEW YORK
EXECUTIVE DEPARTMENT

DIVISION OF
HOUSING and

COMMUNITY RENEWAL

TWO WORLD TRADE CENTER, NEW YORK, N.Y. 10047, JOSEPH B. GOLDMAN, ACTING COMMISSIONER



RELEASE DATE

APR 5 1980

CONSTRUCTION ACTIVITY IN NEW YORK STATE, JANUARY, 1980
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	<u>JANUARY</u>		
	<u>1980</u>	<u>1979</u>	<u>Percent Change</u>
New Residential Units	<u>1,405</u>	<u>2,004</u>	<u>-30</u>
New York City	362	1,022	-65
Suburban New York City	587	566	+ 4
Upstate	456	416	+10
Dollar Value of All Construction (in thousands)	<u>\$178,831</u>	<u>\$138,947</u>	<u>+29</u>
New York City	66,371	54,095	+23
Suburban New York City	63,159	38,463	+64
Upstate	49,301	46,389	+ 6

NEW RESIDENTIAL CONSTRUCTION TALLING 100 OR MORE HOUSING UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
ONE FAMILY HOUSES		
Somers	108	\$ 3,407
APARTMENT HOUSES, Including		
Three and four family houses		
New York City		
Manhattan	221*	8,922
Yonkers	130	3,050

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
HOSPITALS, INSTITUTIONAL		
New York City		
Queens	1	\$24,215
Poughkeepsie (Town)	1	500
INDUSTRIAL		
Huntington	1	646
New York City		
Queens	1	500
Orangetown	1	3,400
Rochester	1	1,115
Smithtown	1	790
OFFICES, PROFESSIONAL		
Clarence	1	550
Garden City	1	500
Lockport (City)	1	1,000
PUBLIC WORKS, UTILITIES		
Rochester	2	2,268

*Includes eight conversions of non-residential buildings to 135 units of multiple housing.

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH (cont)

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
SCHOOLS, EDUCATIONAL		
New York City		
Manhattan	1	\$ 800
Old Westbury	1	12,240
STORES, MERCANTILE		
Newburgh (Town)	1	1,281

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
RESIDENTIAL		
Southampton (Village)	1	\$ 500
HOSPITALS, INSTITUTIONAL		
New Rochelle	3	8,050
New York City		
The Bronx	1	1,000
INDUSTRIAL		
Bethlehem	1	500
Lake Success	1	500
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	18,500
STORES, MERCANTILE		
New York City		
Brooklyn	1	300

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

<u>East Central</u>	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
<u>Mid-Hudson</u>	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
<u>Northern and Mohawk Valley</u>	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
<u>Western</u>	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1980

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979 2/	Total (12 mos.).	39,842	14,524	7,959	17,359
	January	2,004	1,022	566	416
	February	1,190	520	330	340
	March	2,271	523	424	1,324
	April	2,709	616	646	1,447
	May	4,056	1,649	674	1,733
	June	7,818	5,030	925	1,863
	July	3,882	1,040	842	2,000
	August	3,911	921	688	2,302
	September	3,991	1,147	756	2,088
	October	3,416	737	753	1,926
	November	2,325	320	684	1,321
	December	2,269	999	671	599
1980 2/	January	1,405	362	587	456

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued
by Area, Year and Month, New York State, 1960-1980
(in thousands)

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979 2/	Total (12 mos.)....	2,868,361	588,592	700,085	1,579,684
	January	138,947	54,095	38,463	46,389
	February	140,012	40,598	31,814	67,600
	March	174,551	21,926	34,459	118,166
	April	215,393	27,665	62,810	124,918
	May	314,252	45,926	74,145	194,181
	June	328,792	106,477	67,115	155,200
	July	357,174	87,639	89,751	179,784
	August	279,508	34,467	69,956	175,085
	September	245,725	41,703	55,829	148,193
	October	272,691	47,712	62,133	162,846
	November	212,537	30,461	56,644	125,432
	December.....	188,779	49,923	56,966	81,890
1980 2/	January	178,831	66,371	63,159	49,301

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1980
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Additions and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979 2/	Total (12 mos.)....	2,868,361	1,218,560	1,085,443	564,358
	January	138,947	59,432	51,560	27,955
	February	140,012	28,854	72,529	38,629
	March	174,551	73,090	65,349	36,112
	April	215,393	94,472	80,844	40,077
	May	314,252	124,582	144,829	44,841
	June	328,792	174,706	89,719	64,367
	July	357,174	126,593	170,253	60,328
	August	279,508	127,986	107,630	43,892
	September	245,725	131,225	69,549	44,951
	October	272,691	118,720	101,193	52,778
	November	212,537	85,318	56,780	70,439
	December	188,779	73,582	75,208	39,989
1980 2/	January	178,831	54,798	65,402	58,631

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing,
New York State, January, 1980 and 1979

Area	Total	One	Two	Three	Five	Total	One	Two	Three	Five	Percent Change (Total)	
		Family	Family ^{5/}	or Four Family	or More Family		Family	Family ^{5/}	or Four Family	or More Family		
		January, 1980 ^{2/}						January, 1979 ^{2/}				
<u>Total NY State</u>	<u>1,405</u>	<u>932</u>	<u>28</u>	<u>76</u>	<u>369</u>	<u>2,004</u>	<u>831</u>	<u>256</u>	<u>6</u>	<u>911</u>	<u>-30</u>	
NY City	362	87	14	40	221	1,022	143	248	6	625	-65	
Suburban NYC ^{1/}	587	431	2	24	130	566	408	4	-	154	+ 4	
Upstate	456	414	12	12	18	416	280	4	-	132	+10	

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, January, 1980 and 1979
(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January						
	Total			New Residential		
<u>Total NY State</u>	<u>\$178,831</u>	<u>\$138,947</u>	<u>+ 29</u>	<u>\$54,798</u>	<u>\$59,432</u>	<u>- 8</u>
NY City	66,371	54,095	+ 23	12,506	34,004	- 63
Suburban NYC ^{1/}	63,159	38,463	+ 64	23,222	12,253	+ 90
Upstate	49,301	46,389	+ 6	19,070	13,175	+ 45
	New Non-Residential ^{4/}			Additions and Alterations		
<u>Total NY State</u>	<u>\$ 65,402</u>	<u>\$ 51,560</u>	<u>+ 27</u>	<u>\$58,631</u>	<u>\$27,955</u>	<u>+110</u>
NY City	28,662	10,749	+167	25,203	9,342	+170
Suburban NYC ^{1/}	21,227	15,992	+ 33	18,710	10,218	+ 83
Upstate	15,513	24,819	- 37	14,718	8,395	+ 75

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing,
New York City, January, 1980 and 1979

Borough	January, 1980 ^{2/}					January, 1979 ^{2/}					Percent Change (Total)
	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	
<u>Total NY City</u>	<u>362</u>	<u>87</u>	<u>14</u>	<u>40</u>	<u>221</u>	<u>1,022</u>	<u>143</u>	<u>248</u>	<u>6</u>	<u>625</u>	<u>-65</u>
The Bronx	4	-	4	-	-	214	-	-	-	214	-98
Brooklyn	7	2	2	3	-	235	2	32	-	201	-97
Manhattan	225	-	-	4	221	210	-	-	-	210	+ 7
Queens	38	3	2	33	-	85	1	78	6	-	-55
Staten Island	88	82	6	-	-	278	140	138	-	-	-68

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City,
January, 1980 and 1979
(in thousands)

Borough	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January						
	Total			New Residential		
<u>Total NY City</u>	<u>\$66,371</u>	<u>\$54,095</u>	<u>+ 23</u>	<u>\$12,506</u>	<u>\$34,004</u>	<u>- 63</u>
The Bronx	1,519	5,567	- 73	135	5,000	- 97
Brooklyn	2,225	10,857	- 80	330	9,870	- 97
Manhattan	32,075	27,987	+ 15	9,022	11,753	- 23
Queens	27,881	3,777	x	652	2,197	- 70
Staten Island	2,671	5,907	- 55	2,367	5,184	- 54
	New Non-Residential			Additions and Alterations		
<u>Total NY City</u>	<u>\$28,662</u>	<u>\$10,749</u>	<u>+167</u>	<u>\$25,203</u>	<u>\$ 9,342</u>	<u>+170</u>
The Bronx	50	129	- 61	1,334	438	+205
Brooklyn	88	38	+132	1,807	949	+ 90
Manhattan	3,124	10,150	- 69	19,929	6,084	+228
Queens	25,215	120	x	2,014	1,460	+ 38
Staten Island	185	312	- 41	119	411	- 71

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County,
by Type of Housing, Suburban New York City^{1/}, January, 1980 and 1979

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
	January, 1980					January, 1979					
<u>Total Suburban NY City</u>	<u>587</u>	<u>431</u>	<u>2</u>	<u>24</u>	<u>130</u>	<u>566</u>	<u>408</u>	<u>4</u>	<u>-</u>	<u>154</u>	<u>+ 4</u>
Nassau	96	96	-	-	-	42	42	-	-	-	+129
Rockland	33	33	-	-	-	103	55	-	-	48	- 68
Suffolk	167	141	2	24	-	280	280	-	-	-	- 40
Westchester	291	161	-	-	130	141	31	4	-	106	+106

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County,
by Type of Construction, Suburban New York City^{1/}, January,
1980 and 1979

(in thousands)

County	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January						
	Total			New Residential		
<u>Total Suburban NY City</u>	<u>\$63,159</u>	<u>\$38,463</u>	<u>+ 64</u>	<u>\$23,222</u>	<u>\$12,253</u>	<u>+ 90</u>
Nassau	22,506	8,163	+176	5,333	2,384	+124
Rockland	5,261	3,294	+ 60	1,278	1,946	- 34
Suffolk	13,881	17,036	- 19	6,846	5,308	+ 29
Westchester	21,511	9,970	+116	9,765	2,615	+273
	New Non-Residential			Additions and Alterations		
<u>Total Suburban NY City</u>	<u>\$21,227</u>	<u>\$15,992</u>	<u>+ 33</u>	<u>\$18,710</u>	<u>\$10,218</u>	<u>+ 83</u>
Nassau	13,585	3,376	x	3,588	2,403	+ 49
Rockland	3,558	1,141	+212	425	207	+105
Suffolk	3,642	9,583	- 62	3,393	2,145	+ 58
Westchester	442	1,892	- 77	11,304	5,463	+107

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
January, 1980 ^{2/}						January, 1979 ^{2/}					
<u>Total Upstate</u>	<u>456</u>	<u>414</u>	<u>12</u>	<u>12</u>	<u>18</u>	<u>416</u>	<u>280</u>	<u>4</u>	<u>-</u>	<u>132</u>	<u>+ 10</u>
<u>East Central</u>	<u>144</u>	<u>136</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>233</u>	<u>101</u>	<u>-</u>	<u>-</u>	<u>132</u>	<u>- 38</u>
Albany	58	50	-	8	-	108	48	-	-	60	- 46
Binghamton	12	12	-	-	-	6	6	-	-	-	+100
Syracuse	66	66	-	-	-	80	32	-	-	48	- 18
Remainder	8	8	-	-	-	39	15	-	-	24	- 79
<u>Mid-Hudson</u>	<u>75</u>	<u>71</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>25</u>	<u>25</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>+200</u>
Poughkeepsie	22	22	-	-	-	3	3	-	-	-	x
Remainder	53	49	4	-	-	22	22	-	-	-	+141
<u>Northern and Mohawk Valley</u>	<u>16</u>	<u>12</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>24</u>	<u>24</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>- 33</u>
Utica	9	5	-	4	-	7	7	-	-	-	+ 29
Remainder	7	7	-	-	-	17	17	-	-	-	- 59
<u>Western</u>	<u>221</u>	<u>195</u>	<u>8</u>	<u>-</u>	<u>18</u>	<u>134</u>	<u>130</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>+ 65</u>
Buffalo	81	69	-	-	12	58	54	4	-	-	+ 40
Elmira	8	8	-	-	-	1	1	-	-	-	x
Rochester	119	105	8	-	6	58	58	-	-	-	+105
Remainder	13	13	-	-	-	17	17	-	-	-	- 24

(See Footnotes, Preceding Page 1)

Table 11- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, January, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$49,301</u>	<u>\$46,389</u>	<u>+ 6</u>	<u>\$19,070</u>	<u>\$13,175</u>	<u>+ 45</u>
<u>East Central</u>	<u>12,496</u>	<u>14,324</u>	<u>- 13</u>	<u>5,293</u>	<u>5,890</u>	<u>- 10</u>
Albany	5,869	5,293	+ 11	2,293	3,199	- 28
Binghamton	1,895	2,082	- 9	468	201	+133
Syracuse	3,610	3,486	+ 4	2,126	1,405	+ 51
Remainder	1,122	3,463	- 68	406	1,085	- 63
<u>Mid-Hudson</u>	<u>8,376</u>	<u>5,631</u>	<u>+ 49</u>	<u>2,703</u>	<u>765</u>	<u>+253</u>
Poughkeepsie	2,342	3,651	- 36	925	84	x
Remainder	6,034	1,980	+205	1,778	681	+161
<u>Northern and Mohawk Valley</u>	<u>2,098</u>	<u>1,301</u>	<u>+ 61</u>	<u>573</u>	<u>1,007</u>	<u>- 43</u>
Utica	1,115	244	x	214	165	+ 30
Remainder	983	1,057	- 7	359	842	- 57
<u>Western</u>	<u>26,331</u>	<u>25,133</u>	<u>+ 5</u>	<u>10,501</u>	<u>5,513</u>	<u>+ 90</u>
Buffalo	8,997	15,354	- 41	3,373	2,123	+ 59
Elmira	972	249	+290	404	74	x
Rochester	13,994	7,458	+ 88	6,256	2,531	+147
Remainder	2,368	2,072	+ 14	468	785	- 40
	New Non-Residential			Additions and Alterations		
<u>Total Upstate</u>	<u>\$15,513</u>	<u>\$24,819</u>	<u>- 37</u>	<u>\$14,718</u>	<u>\$ 8,395</u>	<u>+ 75</u>
<u>East Central</u>	<u>1,452</u>	<u>4,701</u>	<u>- 69</u>	<u>5,751</u>	<u>3,733</u>	<u>+ 54</u>
Albany	851	1,007	- 15	2,725	1,087	+151
Binghamton	77	1,684	- 95	1,350	197	x
Syracuse	439	172	+155	1,045	1,909	- 45
Remainder	85	1,838	- 95	631	540	+ 17
<u>Mid-Hudson</u>	<u>3,776</u>	<u>3,519</u>	<u>+ 7</u>	<u>1,897</u>	<u>1,347</u>	<u>+ 41</u>
Poughkeepsie	882	2,845	- 69	535	722	- 26
Remainder	2,894	674	x	1,362	625	+118
<u>Northern and Mohawk Valley</u>	<u>187</u>	<u>28</u>	<u>x</u>	<u>1,338</u>	<u>266</u>	<u>x</u>
Utica	115	28	x	786	51	x
Remainder	72	-	x	552	215	+157
<u>Western</u>	<u>10,098</u>	<u>16,571</u>	<u>- 39</u>	<u>5,732</u>	<u>3,049</u>	<u>+ 88</u>
Buffalo	3,038	11,810	- 74	2,586	1,421	+ 82
Elmira	316	6	x	252	169	+ 49
Rochester	5,810	4,233	+ 37	1,928	694	+178
Remainder	934	522	+ 79	966	765	+ 26

(See Footnotes, Preceding Page 1)

5/12/80

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STATE OF NEW YORK
EXECUTIVE DEPARTMENT

DIVISION OF
HOUSING and
COMMUNITY RENEWAL



TWO WORLD TRADE CENTER, NEW YORK, N.Y. 10047, JOSEPH B. GOLDMAN, ACTING COMMISSIONER

CONSTRUCTION ACTIVITY IN NEW YORK STATE, FEBRUARY, 1980
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

FEBRUARY

	<u>1980</u>	<u>1979</u>	<u>Percent Change</u>
New Residential Units	<u>1,540</u>	<u>1,190</u>	+29
New York City	679	520	+31
Suburban New York City	393	330	+19
Upstate	468	340	+38
Dollar Value of All Construction (in thousands)	<u>\$123,736</u>	<u>\$140,012</u>	-12
New York City	32,719	40,598	-19
Suburban New York City	37,107	31,814	+17
Upstate	53,910	67,600	-20

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE HOUSING UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
ONE FAMILY HOUSES		
Mount Kisco	128	\$ 3,720
New York City		
Staten Island	152	3,665
APARTMENT HOUSES, Including		
Three and four family houses		
New York City		
Manhattan	370*	11,725
North Tonawanda	120	3,208

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
AMUSEMENT, RECREATIONAL		
Brookhaven	1	\$ 814
Clifton Park	1	500
HOSPITALS, INSTITUTIONAL		
Rockville Centre	1	500
HOTELS, MOTELS		
Lake Placid	1	900
INDUSTRIAL		
Glens Falls	1	500
Haverstraw (Town)	1	600
Henrietta	1	800
Mount Vernon	1	1,000
Smithtown	1	500
Ulster	1	2,657
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	1,800
PUBLIC WORKS, UTILITIES		
New York City		
Manhattan	1	6,000

*Includes nine conversions of non-residential buildings to 76 units of multiple housing.

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH (cont)

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
SCHOOLS, EDUCATIONAL		
Fort Plain	1	\$1,637
Oswego (City)	1	1,200
STORES, MERCANTILE		
Orchard Park (Town)	1	500
Oyster Bay	1	2,524

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
RESIDENTIAL		
New York City		
The Bronx	2	\$1,675
Brooklyn	1	1,050
HOSPITALS, INSTITUTIONAL		
Endicott	1	1,200
New York City		
Manhattan	1	2,500
INDUSTRIAL		
Endicott	1	500
Tuckahoe	1	1,000
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	500
SCHOOLS, EDUCATIONAL		
Rochester	1	1,500
STORES, MERCANTILE		
New York City		
Manhattan	1	1,000

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
Syracuse SMSA (Madison, Onondaga and Oswego)
Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)

Northern and Mohawk Valley Utica SMSA (Herkimer and Oneida)
Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
Elmira SMSA (Chemung)
Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1980

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979 2/	Total (12 mos.)..	39,842	14,524	7,959	17,359
	Total (2 mos.)..	3,194	1,542	896	756
	January	2,004	1,022	566	416
	February	1,190	520	330	340
	March	2,271	523	424	1,324
	April	2,709	616	646	1,447
	May	4,056	1,649	674	1,733
	June	7,818	5,030	925	1,863
	July	3,882	1,040	842	2,000
	August	3,911	921	688	2,302
	September	3,991	1,147	756	2,088
	October	3,416	737	753	1,926
	November.....	2,325	320	684	1,321
	December.....	2,269	999	671	599
1980 2/	Total (2 mos.)..	2,945	1,041	980	924
	January	1,405	362	587	456
	February	1,540	679	393	468

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued
by Area, Year and Month, New York State, 1960-1980
(in thousands)

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979 2/	Total (12 mos.)....	2,868,361	588,592	700,085	1,579,684
	Total (2 mos.)....	278,959	94,693	70,277	113,989
	January	138,947	54,095	38,463	46,389
	February	140,012	40,598	31,814	67,600
	March	174,551	21,926	34,459	118,166
	April	215,393	27,665	62,810	124,918
	May	314,252	45,926	74,145	194,181
	June	328,792	106,477	67,115	155,200
	July	357,174	87,639	89,751	179,784
	August	279,508	34,467	69,956	175,085
	September	245,725	41,703	55,829	148,193
	October	272,691	47,712	62,133	162,846
	November	212,537	30,461	56,644	125,432
	December.....	188,779	49,923	56,966	81,890
1980 2/	Total (2 mos.)....	302,567	99,090	100,266	103,211
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1980
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Additions and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979 2/	Total (12 mos.)....	2,868,361	1,218,560	1,085,443	564,358
	Total (2 mos.)....	278,959	88,286	124,089	66,584
	January	138,947	59,432	51,560	27,955
	February	140,012	28,854	72,529	38,629
	March	174,551	73,090	65,349	36,112
	April	215,393	94,472	80,844	40,077
	May	314,252	124,582	144,829	44,841
	June	328,792	174,706	89,719	64,367
	July	357,174	126,593	170,253	60,328
	August	279,508	127,986	107,630	43,892
	September	245,725	131,225	69,549	44,951
	October	272,691	118,720	101,193	52,778
	November.....	212,537	85,318	56,780	70,439
	December.....	188,779	73,582	75,208	39,989
1980 2/	Total (2 mos.)...	302,567	107,066	95,171	100,330
	January.....	178,831	54,798	65,402	58,631
	February.....	123,736	52,268	29,769	41,699

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, February and January-February, 1980 and 1979

Area	Total	One Family	Two Family ^{3/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{3/}	Three or Four Family	Five or More Family	Percent Change (Total)
February, 1980 ^{2/}						February, 1979 ^{2/}					
Total NY State	1,540	885	98	55	502	1,190	562	18	-	610	+29
NY City	679	154	92	51	382	520	170	6	-	344	+31
Suburban NYC ^{1/}	393	389	4	-	-	330	156	8	-	166	+19
Upstate	468	342	2	4	120	340	236	4	-	100	+38
January-February, 1980 ^{2/}						January-February, 1979 ^{2/}					
Total NY State	2,945	1,817	126	131	871	3,194	1,393	274	6	1,521	-8
NY City	1,041	241	106	91	603	1,542	313	254	6	969	-32
Suburban NYC ^{1/}	980	820	6	24	130	896	564	12	-	320	+9
Upstate	924	756	14	16	138	756	516	8	-	232	+22

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, February and January-
February, 1980 and 1979 (in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
February						
	Total			New Residential		
Total NY State	\$123,736	\$140,012	-12	\$ 52,268	\$28,854	+ 81
NY City	32,719	40,598	-19	18,392	8,771	+110
Suburban NYC ^{1/}	37,107	31,814	+17	15,865	7,804	+103
Upstate	53,910	67,600	-20	18,011	12,279	+ 47
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 29,769	\$ 72,529	-59	\$ 41,699	\$38,629	+ 8
NY City	2,536	13,973	-82	11,791	17,854	- 34
Suburban NYC ^{1/}	9,933	16,702	-41	11,309	7,308	+ 55
Upstate	17,300	41,854	-59	18,599	13,467	+ 38
January-February						
	Total			New Residential		
Total NY State	\$302,567	\$278,959	+ 8	\$107,066	\$88,286	+ 21
NY City	99,090	94,693	+ 5	30,898	42,775	- 28
Suburban NYC ^{1/}	100,266	70,277	+43	39,087	20,057	+ 95
Upstate	103,211	113,989	- 9	37,081	25,454	+ 46
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 95,171	\$124,089	-23	\$100,330	\$66,584	+ 51
NY City	31,198	24,722	+26	36,994	27,196	+ 36
Suburban NYC ^{1/}	31,160	32,694	- 5	30,019	17,526	+ 71
Upstate	32,813	66,673	-51	33,317	21,862	+ 52

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing,
New York City, February and January-February, 1980 and 1979

Borough	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
February, 1980 ^{2/}						February, 1979 ^{2/}					
Total NY City	679	154	92	51	382	520	170	6	-	344	+ 31
The Bronx	16	-	4	-	12	-	-	-	-	-	x
Brooklyn	16	-	4	12	-	2	2	-	-	-	x
Manhattan	370	-	-	-	370	344	-	-	-	344	+ 8
Queens	55	2	14	39	-	15	11	4	-	-	+267
Staten Island	222	152	70	-	-	159	157	2	-	-	+ 40
January-February, 1980 ^{2/}						January-February, 1979 ^{2/}					
Total NY City	1,041	241	106	91	603	1,542	313	254	6	969	- 32
The Bronx	20	-	8	-	12	214	-	-	-	214	- 91
Brooklyn	23	2	6	15	-	237	4	32	-	201	- 90
Manhattan	595	-	-	4	591	554	-	-	-	554	+ 7
Queens	93	5	16	72	-	100	12	82	6	-	- 7
Staten Island	310	234	76	-	-	437	297	140	-	-	- 29

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City, February,
and January-February, 1980 and 1979
(in thousands)

Borough	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
February						
	Total			New Residential		
Total NY City	\$32,719	\$40,598	- 19	\$18,392	\$ 8,771	+110
The Bronx	2,554	185	x	230	-	x
Brooklyn	3,161	750	x	360	80	x
Manhattan	20,371	33,685	- 40	11,725	4,627	+153
Queens	1,493	2,468	- 40	1,106	585	+ 89
Staten Island	5,140	3,510	+ 46	4,971	3,479	+ 43
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY City	\$ 2,536	\$13,973	- 82	\$11,791	\$17,854	- 34
The Bronx	18	-	x	2,306	185	x
Brooklyn	102	18	x	2,699	652	x
Manhattan	2,400	12,950	- 81	6,246	16,108	- 61
Queens	5	1,000	- 99	382	883	- 57
Staten Island	11	5	+120	158	26	x
January-February						
	Total			New Residential		
Total NY City	\$99,090	\$94,693	+ 5	\$30,898	\$42,775	- 28
The Bronx	4,073	5,752	- 29	365	5,000	- 93
Brooklyn	5,386	11,607	- 54	690	9,950	- 93
Manhattan	52,446	61,672	- 15	20,747	16,380	+ 27
Queens	29,374	6,245	x	1,758	2,782	- 37
Staten Island	7,811	9,417	- 17	7,338	8,663	- 15
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY City	\$31,198	\$24,722	+ 26	\$36,994	\$27,196	+ 36
The Bronx	68	129	- 47	3,640	623	x
Brooklyn	190	56	+239	4,506	1,601	+181
Manhattan	5,524	23,100	- 76	26,175	22,192	+ 18
Queens	25,220	1,120	x	2,396	2,343	+ 2
Staten Island	196	317	- 38	277	437	- 37

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County,
by Type of Housing, Suburban New York City^{1/}, February and January-February,
1980 and 1979

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
February, 1980 ^{2/}						February, 1979 ^{2/}					
Total Suburban											
NY City	393	389	4	-	-	330	156	8	-	166	+ 19
Nassau	125	123	2	-	-	22	18	4	-	-	x
Rockland	8	8	-	-	-	88	32	-	-	56	- 91
Suffolk	93	93	-	-	-	82	82	-	-	-	+ 13
Westchester	167	165	2	-	-	138	24	4	-	110	+ 21
January-February, 1980 ^{2/}						January-February, 1979 ^{2/}					
Total Suburban											
NY City	980	820	6	24	130	896	564	12	-	320	+ 9
Nassau	221	219	2	-	-	64	60	4	-	-	+245
Rockland	41	41	-	-	-	191	87	-	-	104	- 74
Suffolk	260	234	2	24	-	362	362	-	-	-	- 28
Westchester	458	326	2	-	130	279	55	8	-	216	+ 64

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County,
by Type of Construction, Suburban New York City^{1/}, February and
January-February, 1980 and 1979
(in thousands)

County	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
February						
	Total			New Residential		
Total Suburban						
NY City	\$ 37,107	\$31,814	+ 17	\$15,865	\$ 7,804	+103
Nassau	13,509	15,692	- 14	6,602	1,087	x
Rockland	2,632	2,407	+ 9	325	1,465	- 78
Suffolk	10,170	8,973	+ 13	3,268	2,611	+ 25
Westchester	10,796	4,742	+128	5,670	2,641	+115
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban						
NY City	\$ 9,933	\$16,702	- 41	\$11,309	\$ 7,308	+ 55
Nassau	3,510	11,218	- 69	3,397	3,387	..
Rockland	730	593	+ 23	1,577	349	x
Suffolk	4,090	4,787	- 15	2,812	1,575	+ 79
Westchester	1,603	104	x	3,523	1,997	+ 76
January-February						
	Total			New Residential		
Total Suburban						
NY City	\$100,266	\$70,277	+ 43	\$39,087	\$20,057	+ 95
Nassau	36,015	23,855	+ 51	11,935	3,471	+244
Rockland	7,893	5,701	+ 38	1,603	3,411	- 53
Suffolk	24,051	26,009	- 8	10,114	7,919	+ 28
Westchester	32,307	14,712	+120	15,435	5,256	+194
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban						
NY City	\$ 31,160	\$32,694	- 5	\$30,019	\$17,526	+ 71
Nassau	17,095	14,594	+ 17	6,985	5,790	+ 21
Rockland	4,288	1,734	+147	2,002	556	+260
Suffolk	7,732	14,370	- 46	6,205	3,720	+ 67
Westchester	2,045	1,996	+ 2	14,827	7,460	+ 99

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, February, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change) (Total)
February, 1980 ^{2/}						February, 1979 ^{2/}					
<u>Total Upstate</u>	<u>468</u>	<u>342</u>	<u>2</u>	<u>4</u>	<u>120</u>	<u>340</u>	<u>236</u>	<u>4</u>	<u>-</u>	<u>100</u>	<u>+ 38</u>
<u>East Central</u>	<u>112</u>	<u>106</u>	<u>2</u>	<u>4</u>	<u>-</u>	<u>148</u>	<u>48</u>	<u>-</u>	<u>-</u>	<u>100</u>	<u>- 24</u>
Albany	37	33	-	4	-	30	12	-	-	18	+ 23
Binghamton	7	5	2	-	-	36	4	-	-	32	- 81
Syracuse	60	60	-	-	-	20	20	-	-	-	+200
Remainder	8	8	-	-	-	62	12	-	-	50	- 87
<u>Mid-Hudson</u>	<u>26</u>	<u>26</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>40</u>	<u>40</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>- 35</u>
Poughkeepsie	16	16	-	-	-	1	1	-	-	-	x
Remainder	10	10	-	-	-	39	39	-	-	-	- 74
<u>Northern and Mohawk Valley</u>	<u>13</u>	<u>13</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13</u>	<u>11</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>- 67</u>
Utica	3	3	-	-	-	9	9	-	-	-	- 67
Remainder	10	10	-	-	-	4	2	2	-	-	+150
<u>Western</u>	<u>317</u>	<u>197</u>	<u>-</u>	<u>-</u>	<u>120</u>	<u>139</u>	<u>137</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>+128</u>
Buffalo	195	75	-	-	120	52	50	2	-	-	+275
Elmira	1	1	-	-	-	-	-	-	-	-	x
Rochester	100	100	-	-	-	73	73	-	-	-	+ 37
Remainder	21	21	-	-	-	14	14	-	-	-	+ 50

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January-February, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
January-February, 1980 ^{2/}						January-February, 1979 ^{2/}					
<u>Total Upstate</u>	<u>924</u>	<u>756</u>	<u>14</u>	<u>16</u>	<u>138</u>	<u>756</u>	<u>516</u>	<u>8</u>	<u>-</u>	<u>232</u>	<u>+ 22</u>
<u>East Central</u>	<u>256</u>	<u>242</u>	<u>2</u>	<u>12</u>	<u>-</u>	<u>381</u>	<u>149</u>	<u>-</u>	<u>-</u>	<u>232</u>	<u>- 33</u>
Albany	95	83	-	12	-	138	60	-	-	78	- 31
Binghamton	19	17	2	-	-	42	10	-	-	32	- 55
Syracuse	126	126	-	-	-	100	52	-	-	48	+ 26
Remainder	16	16	-	-	-	101	27	-	-	74	- 84
<u>Mid-Hudson</u>	<u>101</u>	<u>97</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>65</u>	<u>65</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>+ 55</u>
Poughkeepsie	38	38	-	-	-	4	4	-	-	-	x
Remainder	63	59	4	-	-	61	61	-	-	-	+ 3
<u>Northern and Mohawk Valley</u>	<u>29</u>	<u>25</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>37</u>	<u>35</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>- 22</u>
Utica	12	8	-	4	-	16	16	-	-	-	- 25
Remainder	17	17	-	-	-	21	19	2	-	-	- 19
<u>Western</u>	<u>538</u>	<u>392</u>	<u>8</u>	<u>-</u>	<u>138</u>	<u>273</u>	<u>267</u>	<u>6</u>	<u>-</u>	<u>-</u>	<u>+ 97</u>
Buffalo	276	144	-	-	132	110	104	6	-	-	+151
Elmira	9	9	-	-	-	1	1	-	-	-	x
Rochester	219	205	8	-	6	131	131	-	-	-	+ 67
Remainder	34	34	-	-	-	31	31	-	-	-	+ 10

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{2/}, February, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
February						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$53,910</u>	<u>\$67,600</u>	<u>- 20</u>	<u>\$18,011</u>	<u>\$12,279</u>	<u>+ 47</u>
<u>East Central</u>	<u>18,746</u>	<u>19,399</u>	<u>- 3</u>	<u>4,147</u>	<u>4,358</u>	<u>- 5</u>
Albany	5,837	11,338	- 49	1,577	753	+109
Binghamton	3,876	2,262	+ 71	224	1,386	- 84
Syracuse	6,850	2,668	+157	1,990	684	+191
Remainder	2,183	3,131	- 30	356	1,535	- 77
<u>Mid-Hudson</u>	<u>3,970</u>	<u>4,198</u>	<u>- 5</u>	<u>802</u>	<u>1,298</u>	<u>- 38</u>
Poughkeepsie	883	316	+179	521	47	x
Remainder	3,087	3,882	- 20	281	1,251	- 78
<u>Northern and Mohawk Valley</u>	<u>3,515</u>	<u>25,250</u>	<u>- 86</u>	<u>351</u>	<u>538</u>	<u>- 35</u>
Utica	428	23,465	- 98	70	286	- 76
Remainder	3,087	1,785	+ 73	281	252	+ 12
<u>Western</u>	<u>27,679</u>	<u>18,753</u>	<u>+ 48</u>	<u>12,711</u>	<u>6,085</u>	<u>+109</u>
Buffalo	11,672	11,388	+ 2	6,455	2,193	+194
Elmira	530	143	+271	33	-	x
Rochester	12,879	5,694	+126	5,235	3,365	+ 56
Remainder	2,598	1,528	+ 70	988	527	+ 87
	New Non-Residential			Additions and Alterations		
<u>Total Upstate</u>	<u>\$17,300</u>	<u>\$41,854</u>	<u>- 59</u>	<u>\$18,599</u>	<u>\$13,467</u>	<u>+ 38</u>
<u>East Central</u>	<u>6,644</u>	<u>12,067</u>	<u>- 45</u>	<u>7,955</u>	<u>2,974</u>	<u>+167</u>
Albany	2,504	8,994	- 72	1,756	1,591	+ 10
Binghamton	971	575	+ 69	2,681	301	x
Syracuse	2,291	1,326	+ 73	2,569	658	+290
Remainder	878	1,172	- 25	949	424	+124
<u>Mid-Hudson</u>	<u>2,362</u>	<u>2,185</u>	<u>+ 8</u>	<u>806</u>	<u>715</u>	<u>+ 13</u>
Poughkeepsie	193	3	x	169	266	- 36
Remainder	2,169	2,182	- 1	637	449	+ 42
<u>Northern and Mohawk Valley</u>	<u>2,196</u>	<u>19,311</u>	<u>- 89</u>	<u>968</u>	<u>5,401</u>	<u>- 82</u>
Utica	27	18,110	- 99	331	5,069	- 93
Remainder	2,169	1,201	+ 81	637	332	+ 92
<u>Western</u>	<u>6,098</u>	<u>8,291</u>	<u>- 26</u>	<u>8,870</u>	<u>4,377</u>	<u>+103</u>
Buffalo	2,543	6,122	- 58	2,674	3,073	- 13
Elmira	31	10	+210	466	133	+250
Rochester	2,912	1,684	+ 73	4,732	645	x
Remainder	612	475	+ 29	998	526	+ 90

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, ^{b/} Upstate, January-February, 1980 and 1979 (in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January-February						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$103,211</u>	<u>\$113,989</u>	<u>- 9</u>	<u>\$37,081</u>	<u>\$25,454</u>	<u>+ 46</u>
<u>East Central</u>	<u>31,242</u>	<u>33,723</u>	<u>- 7</u>	<u>9,440</u>	<u>10,248</u>	<u>- 8</u>
Albany	11,706	16,631	- 30	3,870	3,952	- 2
Binghamton	5,771	4,344	+ 33	692	1,587	- 56
Syracuse	10,460	6,154	+ 70	4,116	2,089	+ 97
Remainder	3,305	6,594	- 50	762	2,620	- 71
<u>Mid-Hudson</u>	<u>12,346</u>	<u>9,829</u>	<u>+ 26</u>	<u>3,505</u>	<u>2,063</u>	<u>+ 70</u>
Poughkeepsie	3,225	3,967	- 19	1,446	131	x
Remainder	9,121	5,862	+ 56	2,059	1,932	+ 7
<u>Northern and Mohawk Valley</u>	<u>5,613</u>	<u>26,551</u>	<u>- 79</u>	<u>924</u>	<u>1,545</u>	<u>- 40</u>
Utica	1,543	23,709	- 93	284	451	- 37
Remainder	4,070	2,842	+ 43	640	1,094	- 41
<u>Western</u>	<u>54,010</u>	<u>43,886</u>	<u>+ 23</u>	<u>23,212</u>	<u>11,598</u>	<u>+100</u>
Buffalo	20,669	26,742	- 23	9,828	4,316	+128
Elmira	1,502	392	+283	437	74	x
Rochester	26,873	13,152	+104	11,491	5,896	+ 95
Remainder	4,966	3,600	+ 38	1,456	1,312	+ 11
	New Non-Residential ^{4/}			Additions and Alterations		
<u>Total Upstate</u>	<u>\$ 32,813</u>	<u>\$ 66,673</u>	<u>- 51</u>	<u>\$33,317</u>	<u>\$21,862</u>	<u>+ 52</u>
<u>East Central</u>	<u>8,096</u>	<u>16,768</u>	<u>- 52</u>	<u>13,706</u>	<u>6,707</u>	<u>+104</u>
Albany	3,355	10,001	- 66	4,481	2,678	+ 67
Binghamton	1,048	2,259	- 54	4,031	498	x
Syracuse	2,730	1,498	+ 82	3,614	2,567	+ 41
Remainder	963	3,010	- 68	1,580	964	+ 64
<u>Mid-Hudson</u>	<u>6,138</u>	<u>5,704</u>	<u>+ 8</u>	<u>2,703</u>	<u>2,062</u>	<u>+ 31</u>
Poughkeepsie	1,075	2,848	- 62	704	988	- 29
Remainder	5,063	2,856	+ 77	1,999	1,074	+ 86
<u>Northern and Mohawk Valley</u>	<u>2,383</u>	<u>19,339</u>	<u>- 88</u>	<u>2,306</u>	<u>5,667</u>	<u>- 59</u>
Utica	142	18,138	- 99	1,117	5,120	- 78
Remainder	2,241	1,201	+ 87	1,189	547	+117
<u>Western</u>	<u>16,196</u>	<u>24,862</u>	<u>- 35</u>	<u>14,602</u>	<u>7,426</u>	<u>+ 97</u>
Buffalo	5,581	17,932	- 69	5,260	4,494	+ 17
Elmira	347	16	x	718	302	+138
Rochester	8,722	5,917	+ 47	6,660	1,339	x
Remainder	1,546	997	+ 55	1,964	1,291	+ 52

(See Footnotes, Preceding Page 1)

STATE OF NEW YORK
EXECUTIVE DEPARTMENT

DIVISION OF
HOUSING and
COMMUNITY RENEWAL

TWO WORLD TRADE CENTER, NEW YORK, N.Y. 10047, JOSEPH B. GOLDMAN, ACTING COMMISSIONER



CONSTRUCTION ACTIVITY IN NEW YORK STATE, MARCH, 1980
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	<u>MARCH</u>		
	<u>1980</u>	<u>1979</u>	<u>Percent Change</u>
New Residential Units	<u>1,542</u>	<u>2,271</u>	<u>-32</u>
New York City	379	523	-28
Suburban New York City	434	424	+ 2
Upstate	729	1,324	-45
Dollar Value of All Construction (in thousands)	<u>\$171,052</u>	<u>\$174,551</u>	<u>- 2</u>
New York City	24,439	21,926	+11
Suburban New York City	48,243	34,459	+40
Upstate	98,370	118,166	-17

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE HOUSING UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
APARTMENT HOUSES, Including Three and four family houses New York City Manhattan	225*	\$4,540

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
AMUSEMENT, RECREATIONAL Ramapo	1	\$ 650
HOSPITALS, INSTITUTIONAL New Hartford (Village)	1	509
INDUSTRIAL		
Amherst	1	865
Clarkstown	1	600
Horseheads (Town)	1	2,225
Lysander	1	7,213
Massena (Town)	1	1,500
Mount Pleasant	1	1,150
New York City		
Queens	1	2,000
Oyster Bay	1	788
Rochester	2	4,215
Union	1	700
OFFICES, PROFESSIONAL		
Amherst	1	3,840
Buffalo	1	1,500
Hamburg (Village)	1	650
New Hartford (Town)	1	1,900
New Rochelle	**	1,000
Oyster Bay	1	781
Tarrytown	1	2,350
PARKING GARAGES		
Great Neck Plaza	1	570

*Conversion of ten non-residential buildings to multiple dwellings.

**Dual use of one building.

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH (cont)

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
STORES, MERCANTILE		
Buffalo	2	\$6,200
New Rochelle	**	1,000
New York City		
Brooklyn	1	800
Oswego (City)	1	1,500
STRUCTURES OTHER THAN BUILDINGS		
Endicott	1	700
Riverhead	1	2,850

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
RESIDENTIAL		
New York City		
The Bronx	3	\$2,316
Brooklyn	1	1,828
Manhattan	1	1,180
Yonkers	1	1,600
INDUSTRIAL		
Endicott	4	6,200
SCHOOLS, EDUCATIONAL		
New York City		
Manhattan	1	1,500

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
 Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
 Syracuse SMSA (Madison, Onondaga and Oswego)
 Remainder of economic area (Cayuga, Chenango, Cortland, Delaware,
 Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
 Remainder of economic area (Columbia, Greene, Orange, Putnam,
 Sullivan and Ulster)

Northern and Mohawk Valley Utica SMSA (Herkimer and Oneida)
 Remainder of economic area (Clinton, Essex, Franklin, Fulton,
 Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
 Elmira SMSA (Chemung)
 Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
 Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee,
 Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1980

Period	Total		Suburban		Upstate
	NY State	NY City	NY City 1/		
1960 Total	92,679	46,792	24,760		21,127
1961 Total	117,629	70,606	25,775		21,248
1962 Total	121,758	70,686	28,341		22,731
1963 Total	103,458	49,898	26,567		26,993
1964 Total	75,433	20,594	25,951		28,888
1965 Total	91,170	25,715	28,845		36,610
1966 Total	75,420	23,142	22,613		29,665
1967 Total	77,003	22,174	22,627		32,202
1968 Total	80,960	22,062	25,799		33,099
1969 Total	70,295	17,031	20,996		32,268
1970 Total	68,831	22,365	17,609		28,857
1971 Total	103,233	32,254	25,959		45,020
1972 Total	111,282	36,061	24,441		50,780
1973 Total	79,470	22,417	18,603		38,450
1974 Total	51,637	15,743	13,549		22,345
1975 Total	32,623	3,810	11,208		17,605
1976 Total	33,370	5,434	9,925		18,011
1977 Total	41,611	7,639	12,695		21,277
1978 Total	43,751	11,096	10,083		22,572
1979 2/ Total (12 mos.)	39,842	14,524	7,959		17,359
Total (3 mos.)	5,465	2,065	1,320		2,080
January	2,004	1,022	566		416
February	1,190	520	330		340
March	2,271	523	424		1,324
April	2,709	616	646		1,447
May	4,056	1,649	674		1,733
June	7,818	5,030	925		1,863
July	3,882	1,040	842		2,000
August	3,911	921	688		2,302
September	3,991	1,147	756		2,088
October	3,416	737	753		1,926
November	2,325	320	684		1,321
December	2,269	999	671		599
1980 2/ Total (3 mos.)	4,487	1,420	1,414		1,653
January	1,405	362	587		456
February	1,540	679	393		468
March	1,542	379	434		729

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued
by Area, Year and Month, New York State, 1960-1980
(in thousands)

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979 2/	Total (12 mos.)....	2,868,361	588,592	700,085	1,579,684
	Total (3 mos.)....	453,510	116,619	104,736	232,155
	January	138,947	54,095	38,463	46,389
	February	140,012	40,598	31,814	67,600
	March	174,551	21,926	34,459	118,166
	April	215,393	27,665	62,810	124,918
	May	314,252	45,926	74,145	194,181
	June	328,792	106,477	67,115	155,200
	July	357,174	87,639	89,751	179,784
	August	279,508	34,467	69,956	175,085
	September	245,725	41,703	55,829	148,193
	October	272,691	47,712	62,133	162,846
	November	212,537	30,461	56,644	125,432
	December.....	188,779	49,923	56,966	81,890
1980 2/	Total (3 mos.)....	473,619	123,529	148,509	201,581
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1980
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Additions and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979 2/	Total (12 mos.)....	2,868,361	1,218,560	1,085,443	564,358
	Total (3 mos.)....	453,510	161,376	189,438	102,696
	January	138,947	59,432	51,560	27,955
	February	140,012	28,854	72,529	38,629
	March	174,551	73,090	65,349	36,112
	April	215,393	94,472	80,844	40,077
	May	314,252	124,582	144,829	44,841
	June	328,792	174,706	89,719	64,367
	July	357,174	126,593	170,253	60,328
	August	279,508	127,986	107,630	43,892
	September	245,725	131,225	69,549	44,951
	October	272,691	118,720	101,193	52,778
	November.....	212,537	85,318	56,780	70,439
	December.....	188,779	73,582	75,208	39,989
1980 2/	Total (3 mos.)...	473,619	161,210	160,546	151,863
	January.....	178,831	54,798	65,402	58,631
	February.....	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, March and January-March, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
March, 1980 ^{2/}						March, 1979 ^{2/}					
Total NY State	1,542	1,004	98	151	289	2,271	1,551	115	59	546	-32
NY City	379	46	66	42	225	523	207	89	48	179	-28
Suburban NYC ^{1/}	434	317	12	99	6	424	405	16	3	-	+ 2
Upstate	729	641	20	10	58	1,324	939	10	8	367	-45
January-March, 1980 ^{2/}						January-March, 1979 ^{2/}					
Total NY State	4,487	2,821	224	282	1,160	5,465	2,944	389	65	2,067	-18
NY City	1,420	287	172	133	828	2,065	520	343	54	1,148	-31
Suburban NYC ^{1/}	1,414	1,137	18	123	136	1,320	969	28	3	320	+ 7
Upstate	1,653	1,397	34	26	196	2,080	1,455	18	8	599	-21

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, March and January-March,
1980 and 1979
(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
March						
	Total			New Residential		
Total NY State	\$171,052	\$174,551	- 2	\$ 54,144	\$ 73,090	-26
NY City	24,439	21,926	+ 11	7,907	9,297	-15
Suburban NYC ^{1/}	48,243	34,459	+ 40	15,193	15,071	+ 1
Upstate	98,370	118,166	- 17	31,044	-48,722	-36
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 65,375	\$ 65,349	..	\$ 51,533	\$ 36,112	+43
NY City	3,380	1,249	+171	13,152	11,380	+16
Suburban NYC ^{1/}	17,621	9,625	+ 83	15,429	9,763	+58
Upstate	44,374	54,475	- 19	22,952	14,969	+53
January-March						
	Total			New Residential		
Total NY State	\$473,619	\$453,510	+ 4	\$161,210	\$161,376	..
NY City	123,529	116,619	+ 6	38,805	52,072	-25
Suburban NYC ^{1/}	148,509	104,736	+ 42	54,280	35,128	+55
Upstate	201,581	232,155	- 13	68,125	74,176	- 8
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$160,546	\$189,438	- 15	\$151,863	\$102,696	+48
NY City	34,578	25,971	+ 33	50,146	38,576	+30
Suburban NYC ^{1/}	48,781	42,319	+ 15	45,448	27,289	+67
Upstate	77,187	121,148	- 36	56,269	36,831	+53

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, March and January-March, 1980 and 1979

Borough	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Percent Change (Total)
March, 1980 ^{2/}						March, 1979 ^{2/}					
Total NY City	379	46	66	42	225	523	207	89	48	179	- 28
The Bronx	-	-	-	-	-	9	1	8	-	-	-100
Brooklyn	31	-	10	21	-	28	-	10	18	-	+ 11
Manhattan	225	-	-	-	225	180	-	1	-	179	+ 25
Queens	54	1	32	21	-	47	1	16	30	-	+ 15
Staten Island	69	45	24	-	-	259	205	54	-	-	- 73
January-March, 1980 ^{2/}						January-March, 1979 ^{2/}					
Total NY City	1,420	287	172	133	828	2,065	520	343	54	1,148	- 31
The Bronx	20	-	8	-	12	223	1	8	-	214	- 91
Brooklyn	54	2	16	36	-	265	4	42	18	201	- 80
Manhattan	820	-	-	4	816	734	-	1	-	733	+ 12
Queens	147	6	48	93	-	147	13	98	36	-	..
Staten Island	379	279	100	-	-	696	502	194	-	-	- 46

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City, March and
January-March, 1980 and 1979
(in thousands)

Borough	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
March						
	Total			New Residential		
Total NY City	\$ 24,439	\$ 21,926	+ 11	\$ 7,907	\$ 9,297	- 15
The Bronx	4,015	408	x	-	260	-100
Brooklyn	4,651	3,806	+ 22	774	613	+ 26
Manhattan	9,894	9,989	- 1	4,540	2,793	+ 63
Queens	4,064	2,718	+ 50	920	730	+ 26
Staten Island	1,815	5,005	- 64	1,673	4,901	- 66
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY City	\$ 3,380	\$ 1,249	+171	\$13,152	\$11,380	+ 16
The Bronx	-	2	-100	4,015	146	x
Brooklyn	913	5	x	2,964	3,188	- 7
Manhattan	68	18	+278	5,286	7,178	- 26
Queens	2,399	1,214	+ 98	745	774	- 4
Staten Island	-	10	-100	142	94	+ 51
January-March						
	Total			New Residential		
Total NY City	\$123,529	\$116,619	+ 6	\$38,805	\$52,072	- 25
The Bronx	8,088	6,160	+ 31	365	5,260	- 93
Brooklyn	10,037	15,413	- 35	1,464	10,563	- 86
Manhattan	62,340	71,661	- 13	25,287	19,173	+ 32
Queens	33,438	8,963	+273	2,678	3,512	- 24
Staten Island	9,626	14,422	- 33	9,011	13,564	- 34
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY City	\$ 34,578	\$ 25,971	+ 33	\$50,146	\$38,576	+ 30
The Bronx	68	131	- 48	7,655	769	x
Brooklyn	1,103	61	x	7,470	4,789	+ 56
Manhattan	5,592	23,118	- 76	31,461	29,370	+ 7
Queens	27,619	2,334	x	3,141	3,117	+ 1
Staten Island	196	327	- 40	419	531	- 21

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City^{1/}, March and January-March, 1980 and 1979

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total
March, 1980 ^{2/}						March, 1979 ^{2/}					
Total Suburban	434	317	12	99	6	424	405	16	3	-	+ 2
NY City	88	84	4	-	-	65	60	2	3	-	+ 35
Nassau	17	17	-	-	-	38	38	-	-	-	- 55
Rockland	264	153	6	99	6	230	228	2	-	-	+ 15
Suffolk	65	63	2	-	-	91	79	12	-	-	- 29
Westchester											
January-March, 1980 ^{2/}						January-March, 1979 ^{2/}					
Total Suburban	1,414	1,137	18	123	136	1,320	969	28	3	320	+ 7
NY City	309	303	6	-	-	129	120	6	3	-	+140
Nassau	58	58	-	-	-	229	125	-	-	104	- 75
Rockland	524	387	8	123	6	592	590	2	-	-	- 11
Suffolk	523	389	4	-	130	370	134	20	-	216	+ 41
Westchester											

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County,
by Type of Construction, Suburban New York City^{1/}, March and January-
March, 1980 and 1979 (in thousands)

County	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
March						
	Total			New Residential		
Total Suburban						
NY City	\$ 48,243	\$ 34,459	+ 40	\$15,193	\$15,071	+ 1
Nassau	12,447	7,947	+ 57	3,678	2,571	+ 43
Rockland	2,524	2,466	+ 2	492	863	- 43
Suffolk	16,753	15,372	+ 9	6,787	6,319	+ 7
Westchester	16,519	8,674	+ 90	4,236	5,318	- 20
New Non-Residential ^{4/}						
				Additions and Alterations		
Total Suburban						
NY City	\$ 17,621	\$ 9,625	+ 83	\$15,429	\$ 9,763	+ 58
Nassau	3,283	2,524	+ 30	5,486	2,852	+ 92
Rockland	1,474	1,101	+ 34	558	502	+ 11
Suffolk	6,393	4,811	+ 33	3,573	4,242	- 16
Westchester	6,471	1,189	x	5,812	2,167	+168
January-March						
	Total			New Residential		
Total Suburban						
NY City	\$148,509	\$104,736	+ 42	\$54,280	\$35,128	+ 55
Nassau	48,462	31,802	+ 52	15,613	6,042	+158
Rockland	10,417	8,167	+ 28	2,095	4,274	- 51
Suffolk	40,804	41,381	- 1	16,901	14,238	+ 19
Westchester	48,826	23,386	+109	19,671	10,574	+ 86
New Non-Residential ^{4/}						
				Additions and Alterations		
Total Suburban						
NY City	\$ 48,781	\$ 42,319	+ 15	\$45,448	\$27,289	+ 67
Nassau	20,378	17,118	+ 19	12,471	8,642	+ 44
Rockland	5,762	2,835	+103	2,560	1,058	+142
Suffolk	14,125	19,181	- 26	9,778	7,962	+ 23
Westchester	8,516	3,185	+167	20,639	9,627	+114

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, March, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change) (Total)
March, 1980 ^{2/}						March, 1979 ^{2/}					
<u>Total Upstate</u>	<u>729</u>	<u>641</u>	<u>20</u>	<u>10</u>	<u>58</u>	<u>1,324</u>	<u>939</u>	<u>10</u>	<u>8</u>	<u>367</u>	<u>-45</u>
<u>East Central</u>	<u>232</u>	<u>210</u>	<u>12</u>	<u>4</u>	<u>6</u>	<u>269</u>	<u>199</u>	<u>4</u>	<u>4</u>	<u>62</u>	<u>-14</u>
Albany	91	83	2	-	6	103	87	4	-	12	-12
Binghamton	26	18	8	-	-	58	26	-	-	32	-55
Syracuse	86	86	-	-	-	78	56	-	4	18	+10
Remainder	29	23	2	4	-	30	30	-	-	-	- 3
<u>Mid-Hudson</u>	<u>129</u>	<u>129</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>199</u>	<u>195</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>-35</u>
Poughkeepsie	37	37	-	-	-	41	37	-	4	-	-10
Remainder	92	92	-	-	-	158	158	-	-	-	-42
<u>Northern and Mohawk Valley</u>	<u>26</u>	<u>26</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>234</u>	<u>55</u>	<u>2</u>	<u>-</u>	<u>177</u>	<u>-89</u>
Utica	20	20	-	-	-	74	32	2	-	40	-73
Remainder	6	6	-	-	-	160	23	-	-	137	-96
<u>Western</u>	<u>342</u>	<u>276</u>	<u>8</u>	<u>6</u>	<u>52</u>	<u>622</u>	<u>490</u>	<u>4</u>	<u>-</u>	<u>128</u>	<u>-45</u>
Buffalo	105	99	6	-	-	229	185	4	-	40	-54
Elmira	6	6	-	-	-	47	7	-	-	40	-87
Rochester	157	144	-	-	13	248	248	-	-	-	-37
Remainder	74	27	2	6	39	98	50	-	-	48	-24

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January-March, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
January-March, 1980 ^{2/}						January-March, 1979 ^{2/}					
<u>Total Upstate</u>	<u>1,653</u>	<u>1,397</u>	<u>34</u>	<u>26</u>	<u>196</u>	<u>2,080</u>	<u>1,455</u>	<u>18</u>	<u>8</u>	<u>599</u>	<u>-21</u>
<u>East Central</u>	<u>488</u>	<u>452</u>	<u>14</u>	<u>16</u>	<u>6</u>	<u>650</u>	<u>348</u>	<u>4</u>	<u>4</u>	<u>294</u>	<u>-25</u>
Albany	186	166	2	12	6	241	147	4	-	90	-23
Binghamton	45	35	10	-	-	100	36	-	-	64	-55
Syracuse	212	212	-	-	-	178	108	-	4	66	+19
Remainder	45	39	2	4	-	131	57	-	-	74	-66
<u>Mid-Hudson</u>	<u>230</u>	<u>226</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>264</u>	<u>260</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>-13</u>
Poughkeepsie	75	75	-	-	-	45	41	-	4	-	+67
Remainder	155	151	4	-	-	219	219	-	-	-	-29
<u>Northern and Mohawk Valley</u>	<u>55</u>	<u>51</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>271</u>	<u>90</u>	<u>4</u>	<u>-</u>	<u>177</u>	<u>-80</u>
Utica	32	28	-	4	-	90	48	2	-	40	-64
Remainder	23	23	-	-	-	181	42	2	-	137	-87
<u>Western</u>	<u>880</u>	<u>668</u>	<u>16</u>	<u>6</u>	<u>190</u>	<u>895</u>	<u>757</u>	<u>10</u>	<u>-</u>	<u>128</u>	<u>- 2</u>
Buffalo	381	243	6	-	132	339	289	10	-	40	+12
Elmira	15	15	-	-	-	48	8	-	-	40	-69
Rochester	376	349	8	-	19	379	379	-	-	-	- 1
Remainder	108	61	2	6	39	129	81	-	-	48	-16

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, March, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
March						
	Total			New Residential		
Total Upstate	\$98,370	\$118,166	- 17	\$31,044	\$48,722	- 36
East Central	33,405	23,860	+ 40	8,765	8,191	+ 7
Albany	7,066	8,347	- 15	3,315	3,608	- 8
Binghamton	10,289	7,770	+ 32	1,008	1,480	- 32
Syracuse	13,421	5,279	+154	3,091	2,006	+ 54
Remainder	2,629	2,464	+ 7	1,351	1,097	+ 23
Mid-Hudson	8,572	14,068	- 39	5,061	6,185	- 18
Poughkeepsie	2,486	2,803	- 11	1,451	1,742	- 17
Remainder	6,086	11,265	- 46	3,610	4,443	- 19
Northern and Mohawk Valley	7,176	14,810	- 52	706	9,420	- 93
Utica	3,928	2,845	+ 38	588	2,153	- 73
Remainder	3,248	11,965	- 73	118	7,267	- 98
Western	49,217	65,428	- 25	16,512	24,926	- 34
Buffalo	22,990	36,304	- 37	5,119	8,662	- 41
Elmira	3,556	1,812	+ 96	394	1,007	- 61
Rochester	15,456	17,611	- 12	7,320	11,709	- 37
Remainder	7,215	9,701	- 26	3,679	3,548	+ 4
	New Non-Residential			Additions and Alterations		
Total Upstate	\$44,374	\$ 54,475	- 19	\$22,952	\$14,969	+ 53
East Central	13,162	10,685	+ 23	11,478	4,984	+130
Albany	1,246	2,382	- 48	2,505	2,357	+ 6
Binghamton	1,978	5,757	- 66	7,303	533	x
Syracuse	9,380	1,881	x	950	1,392	- 32
Remainder	558	665	- 16	720	702	+ 3
Mid-Hudson	1,592	5,872	- 73	1,919	2,011	- 5
Poughkeepsie	585	752	- 22	450	309	+ 46
Remainder	1,007	5,120	- 80	1,469	1,702	- 14
Northern and Mohawk Valley	5,307	4,025	+ 32	1,163	1,365	- 15
Utica	2,829	128	x	511	564	- 9
Remainder	2,478	3,897	- 36	652	801	- 19
Western	24,313	33,893	- 28	8,392	6,609	+ 27
Buffalo	15,495	24,897	- 38	2,376	2,745	- 13
Elmira	2,262	303	x	900	502	+ 79
Rochester	5,670	4,423	+ 28	2,466	1,479	+ 67
Remainder	886	4,270	- 79	2,650	1,883	+ 41

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, January-March, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January-March						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$201,581</u>	<u>\$232,155</u>	<u>- 13</u>	<u>\$68,125</u>	<u>\$74,176</u>	<u>- 8</u>
<u>East Central</u>	<u>64,647</u>	<u>57,583</u>	<u>+ 12</u>	<u>18,205</u>	<u>18,439</u>	<u>- 1</u>
Albany	18,772	24,978	- 25	7,185	7,560	- 5
Binghamton	16,060	12,114	+ 33	1,700	3,067	- 45
Syracuse	23,881	11,433	+109	7,207	4,095	+ 76
Remainder	5,934	9,058	- 34	2,113	3,717	- 43
<u>Mid-Hudson</u>	<u>20,918</u>	<u>23,897</u>	<u>- 12</u>	<u>8,566</u>	<u>8,248</u>	<u>+ 4</u>
Poughkeepsie	5,711	6,770	- 16	2,897	1,873	+ 55
Remainder	15,207	17,127	- 11	5,669	6,375	- 11
<u>Northern and Mohawk Valley</u>	<u>12,789</u>	<u>41,361</u>	<u>- 69</u>	<u>1,630</u>	<u>10,965</u>	<u>- 85</u>
Utica	5,471	26,554	- 79	872	2,604	- 67
Remainder	7,318	14,807	- 51	758	8,361	- 91
<u>Western</u>	<u>103,227</u>	<u>109,314</u>	<u>- 6</u>	<u>39,724</u>	<u>36,524</u>	<u>+ 9</u>
Buffalo	43,659	63,046	- 31	14,947	12,978	+ 15
Elmira	5,058	2,204	+129	831	1,081	- 23
Rochester	42,329	30,763	+ 38	18,811	17,605	+ 7
Remainder	12,181	13,301	- 8	5,135	4,860	+ 6
	New Non-Residential ^{4/}			Additions and Alterations		
<u>Total Upstate</u>	<u>\$ 77,187</u>	<u>\$121,148</u>	<u>- 36</u>	<u>\$56,269</u>	<u>\$36,831</u>	<u>+ 53</u>
<u>East Central</u>	<u>21,258</u>	<u>27,453</u>	<u>- 23</u>	<u>25,184</u>	<u>11,691</u>	<u>+115</u>
Albany	4,601	12,383	- 63	6,986	5,035	+ 39
Binghamton	3,026	8,016	- 62	11,334	1,031	x
Syracuse	12,110	3,379	+258	4,564	3,959	+ 15
Remainder	1,521	3,675	- 59	2,300	1,666	+ 38
<u>Mid-Hudson</u>	<u>7,730</u>	<u>11,576</u>	<u>- 33</u>	<u>4,622</u>	<u>4,073</u>	<u>+ 13</u>
Poughkeepsie	1,660	3,600	- 54	1,154	1,297	- 11
Remainder	6,070	7,976	- 24	3,468	2,776	+ 25
<u>Northern and Mohawk Valley</u>	<u>7,690</u>	<u>23,364</u>	<u>- 67</u>	<u>3,469</u>	<u>7,032</u>	<u>- 51</u>
Utica	2,971	18,266	- 84	1,628	5,684	- 71
Remainder	4,719	5,098	- 7	1,841	1,348	+ 37
<u>Western</u>	<u>40,509</u>	<u>58,755</u>	<u>- 31</u>	<u>22,994</u>	<u>14,035</u>	<u>+ 64</u>
Buffalo	21,076	42,829	- 51	7,636	7,239	+ 5
Elmira	2,609	319	x	1,618	804	+101
Rochester	14,392	10,340	+ 39	9,126	2,818	+224
Remainder	2,432	5,267	- 54	4,614	3,174	+ 45

(See Footnotes, Preceding Page 1)

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STATE OF NEW YORK
EXECUTIVE DEPARTMENT

DIVISION OF
HOUSING and

COMMUNITY RENEWAL



TWO WORLD TRADE CENTER, NEW YORK, N.Y. 10047, JOSEPH B. GOLDMAN, ACTING COMMISSIONER

CONSTRUCTION ACTIVITY IN NEW YORK STATE, APRIL, 1980
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	<u>APRIL</u>		
	<u>1980</u>	<u>1979</u>	<u>Percent Change</u>
New Residential Units	<u>2,191</u>	<u>2,709</u>	- 19
New York City	818	616	+ 33
Suburban New York City	379	646	- 41
Upstate	994	1,447	- 31
Dollar Value of All Construction (in thousands)	<u>\$256,002</u>	<u>\$215,393</u>	+ 19
New York City	91,384	27,665	+230
Suburban New York City	43,843	62,810	- 30
Upstate	120,775	124,918	- 3

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE HOUSING UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
APARTMENT HOUSES, Including three and four family houses		
New York City		
The Bronx	126	\$ 6,930
Manhattan	470*	11,976

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
CHURCHES, RELIGIOUS		
Ramapo	1	\$ 551
HOSPITALS, INSTITUTIONAL		
Lewiston (Town)	1	850
Poughkeepsie (Town)	1	620
INDUSTRIAL		
Cicero	1	1,250
Corning (City)	1	775
Endicott	1	1,300
Niagara Falls	1	800
Orangetown	1	1,000
Pittsford (Town)	1	2,931
Rochester	2	3,600
OFFICES, PROFESSIONAL		
New York City		
Manhattan	2	36,000
Niagara Falls	1	12,150
Syracuse	1	500
PARKING GARAGES		
Valley Stream	1	2,000
PUBLIC WORKS, UTILITIES		
Lyndonville	1	1,439
Maybrook	1	577
Rochester	1	680
Troy	1	2,314

*Includes nine conversions of non-residential buildings to 195 units of multiple housing.

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH (cont)

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
SCHOOLS, EDUCATIONAL		
New York City		
The Bronx	1	\$ 1,000
Staten Island	1	24,000
Rochester	1	500
STORES, MERCANTILE		
Albany	2	1,895
Canandaigua (City)	1	560
Colonie (Town)	1	1,800
Granville (Village)	1	800

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
INDUSTRIAL		
Cortland	1	\$ 500
New York City		
Manhattan	1	2,000
Union	1	500
OFFICES, PROFESSIONAL		
Bethlehem	1	576
STORES, MERCANTILE		
New York City		
Manhattan	1	900
STRUCTURES OTHER THAN BUILDINGS		
Albany	1	800

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
Syracuse SMSA (Madison, Onondaga and Oswego)
Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)

Northern and Mohawk Valley Utica SMSA (Herkimer and Oneida)
Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
Elmira SMSA (Chemung)
Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1980

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979 2/	Total (12 mos.)	39,842	14,524	7,959	17,359
	Total (4 mos.)	8,174	2,681	1,966	3,527
	January	2,004	1,022	566	416
	February	1,190	520	330	340
	March	2,271	523	424	1,324
	April	2,709	616	646	1,447
	May	4,056	1,649	674	1,733
	June	7,818	5,030	925	1,863
	July	3,882	1,040	842	2,000
	August	3,911	921	688	2,302
	September	3,991	1,147	756	2,088
	October	3,416	737	753	1,926
	November	2,325	320	684	1,321
	December	2,269	999	671	599
1980 2/	Total (4 mos.)	6,678	2,238	1,793	2,647
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,191	818	379	994

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued
by Area, Year and Month, New York State, 1960-1980
(in thousands)

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979 2/	Total (12 mos.)....	2,868,361	588,592	700,085	1,579,684
	Total (4 mos.)....	668,903	144,284	167,546	357,073
	January	138,947	54,095	38,463	46,389
	February	140,012	40,598	31,814	67,600
	March	174,551	21,926	34,459	118,166
	April	215,393	27,665	62,810	124,918
	May	314,252	45,926	74,145	194,181
	June	328,792	106,477	67,115	155,200
	July	357,174	87,639	89,751	179,784
	August	279,508	34,467	69,956	175,085
	September	245,725	41,703	55,829	148,193
	October	272,691	47,712	62,133	162,846
	November	212,537	30,461	56,644	125,432
	December.....	188,779	49,923	56,966	81,890
1980 2/	Total (4 mos.)....	729,621	214,913	192,352	322,356
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1980
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Additions and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979 2/	Total (12 mos.)....	2,868,361	1,218,560	1,085,443	564,358
	Total (4 mos.)....	668,903	255,848	270,282	142,773
	January	138,947	59,432	51,560	27,955
	February	140,012	28,854	72,529	38,629
	March	174,551	73,090	65,349	36,112
	April	215,393	94,472	80,844	40,077
	May	314,252	124,582	144,829	44,841
	June	328,792	174,706	89,719	64,367
	July	357,174	126,593	170,253	60,328
	August	279,508	127,986	107,630	43,892
	September	245,725	131,225	69,549	44,951
	October	272,691	118,720	101,193	52,778
	November.....	212,537	85,318	56,780	70,439
	December.....	188,779	73,582	75,208	39,989
1980 2/	Total (4 mos.)...	729,621	240,507	293,670	195,444
	January.....	178,831	54,798	65,402	58,631
	February.....	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, April and January-April, 1980 and 1979

Area	Total	One Family	Two ^{5/} Family	Three or Four Family	Five or More Family	Total	One Family	Two ^{5/} Family	Three or Four Family	Five or More Family	Percent Change (Total)
April, 1980 ^{2/}						April, 1979 ^{2/}					
Total NY State	2,191	1,266	178	12	735	2,709	2,140	192	47	330	-19
NY City	818	58	152	12	596	616	148	144	41	283	+33
Suburban NYC ^{1/}	379	321	12	-	46	646	618	28	-	-	-41
Upstate	994	887	14	-	93	1,447	1,374	20	6	47	-31
January-April, 1980 ^{2/}						January-April, 1979 ^{2/}					
Total NY State	6,678	4,087	402	294	1,895	8,174	5,084	581	112	2,397	-18
NY City	2,238	345	324	145	1,424	2,681	668	487	95	1,431	-17
Suburban NYC ^{1/}	1,793	1,458	30	123	182	1,966	1,587	56	3	320	-9
Upstate	2,647	2,284	48	26	289	3,527	2,829	38	14	646	-25

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, April and January-April,
1980 and 1979
(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
April						
	Total			New Residential		
Total NY State	\$256,002	\$215,393	+ 19	\$ 79,297	\$ 94,472	- 16
NY City	91,384	27,665	+230	23,712	10,544	+125
Suburban NYC ^{1/}	43,843	62,810	- 30	15,712	27,198	- 42
Upstate	120,775	124,918	- 3	39,873	56,730	- 30
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$133,124	\$ 80,844	+ 65	\$ 43,581	\$ 40,077	+ 9
NY City	61,466	8,677	x	6,206	8,444	- 27
Suburban NYC ^{1/}	14,289	24,878	- 43	13,842	10,734	+ 29
Upstate	57,369	47,289	+ 21	23,533	20,899	+ 13
January-April						
	Total			New Residential		
Total NY State	\$729,621	\$668,903	+ 9	\$240,507	\$255,848	- 6
NY City	214,913	144,284	+ 49	62,517	62,616	..
Suburban NYC ^{1/}	192,352	167,546	+ 15	69,992	62,326	+ 12
Upstate	322,356	357,073	- 10	107,998	130,906	- 17
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$293,670	\$270,282	+ 9	\$195,444	\$142,773	+ 37
NY City	96,044	34,648	+177	56,352	47,020	+ 20
Suburban NYC ^{1/}	63,070	67,197	- 6	59,290	38,023	+ 56
Upstate	134,556	168,437	- 20	79,802	57,730	+ 38

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing,
New York City, April and January-April, 1980 and 1979

Borough	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Percent Change (Total)
April, 1980 ^{2/}						April, 1979 ^{2/}					
Total NY City	818	58	152	12	596	616	148	144	41	283	+33
The Bronx	126	-	-	-	126	13	-	4	9	-	x
Brooklyn	5	5	-	-	-	31	1	14	-	16	-84
Manhattan	470	-	-	-	470	278	-	-	11	267	+69
Queens	81	5	64	12	-	45	4	20	21	-	+80
Staten Island	136	48	88	-	-	249	143	106	-	-	-45
January-April, 1980 ^{2/}						January-April, 1979 ^{2/}					
Total NY City	2,238	345	324	145	1,424	2,681	668	487	95	1,431	-17
The Bronx	146	-	8	-	138	236	1	12	9	214	-38
Brooklyn	59	7	16	36	-	296	5	56	18	217	-80
Manhattan	1,290	-	-	4	1,286	1,012	-	1	11	1,000	+27
Queens	228	11	112	105	-	192	17	118	57	-	+19
Staten Island	515	327	188	-	-	945	645	300	-	-	-46

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City, April and
January-April, 1980 and 1979
(in thousands)

Borough	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
April						
	Total			New Residential		
Total NY City	\$ 91,384	\$ 27,665	+230	\$23,712	\$10,544	+125
The Bronx	8,475	444	x	6,930	245	x
Brooklyn	1,545	8,235	- 81	280	595	- 53
Manhattan	51,289	9,817	x	11,976	4,165	+188
Queens	2,697	4,432	- 39	1,502	1,220	+ 23
Staten Island	27,378	4,737	x	3,024	4,319	- 30
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY City	\$ 61,466	\$ 8,677	x	\$ 6,206	\$ 8,444	- 27
The Bronx	1,225	110	x	320	89	+260
Brooklyn	218	6,139	- 96	1,047	1,501	- 30
Manhattan	36,000	1,000	x	3,313	4,652	- 29
Queens	12	1,197	- 99	1,183	2,015	- 41
Staten Island	24,011	231	x	343	187	+ 83
January-April						
	Total			New Residential		
Total NY City	\$214,913	\$144,284	+ 49	\$62,517	\$62,616	..
The Bronx	16,563	6,604	+151	7,295	5,505	+ 33
Brooklyn	11,582	23,648	- 51	1,744	11,158	- 84
Manhattan	113,629	81,478	+ 39	37,263	23,338	+ 60
Queens	36,135	13,395	+170	4,180	4,732	- 12
Staten Island	37,004	19,159	+ 93	12,035	17,883	- 33
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY City	\$ 96,044	\$34,648	+177	\$56,352	\$47,020	+ 20
The Bronx	1,293	241	x	7,975	858	x
Brooklyn	1,321	6,200	- 79	8,517	6,290	+ 35
Manhattan	41,592	24,118	+ 72	34,774	34,022	+ 2
Queens	27,631	3,531	x	4,324	5,132	- 16
Staten Island	24,207	558	x	762	718	+ 6

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City^{1/}, April and January-April, 1980 and 1979

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total
April, 1980 ^{2/}						April, 1979 ^{2/}					
Total Suburban	379	321	12	-	46	646	618	28	-	-	-41
NY City	101	53	8	-	40	182	160	22	-	-	-45
Nassau	60	54	-	-	6	53	51	2	-	-	+13
Rockland	141	141	-	-	-	272	272	-	-	-	-48
Suffolk	77	73	4	-	-	139	135	4	-	-	-45
Westchester											
January-April, 1980 ^{2/}						January-April, 1979 ^{2/}					
Total Suburban	1,793	1,458	30	123	182	1,966	1,587	56	3	320	-9
NY City	410	356	14	-	40	311	280	28	3	-	+32
Nassau	118	112	-	-	6	282	176	2	-	104	-58
Rockland	665	528	8	123	6	864	862	2	-	-	-23
Suffolk	600	462	8	-	130	509	269	24	-	216	+18
Westchester											

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County,
by Type of Construction, Suburban New York City^{1/}, April and
January-April, 1980 and 1979
(in thousands)

County	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
April						
	Total			New Residential		
Total Suburban						
NY City	\$ 43,843	\$ 62,810	- 30	\$15,712	\$27,198	- 42
Nassau	11,969	29,833	- 60	4,080	8,788	- 54
Rockland	4,566	3,421	+ 33	1,473	1,968	- 25
Suffolk	12,106	16,178	- 25	4,945	8,801	- 44
Westchester	15,202	13,378	+ 14	5,214	7,641	- 32
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban						
NY City	\$ 14,289	\$ 24,878	- 43	\$13,842	\$10,734	+ 29
Nassau	2,787	17,425	- 84	5,102	3,620	+ 41
Rockland	2,181	496	x	912	957	- 5
Suffolk	4,117	4,135	..	3,044	3,242	- 6
Westchester	5,204	2,822	+ 84	4,784	2,915	+ 64
January-April						
	Total			New Residential		
Total Suburban						
NY City	\$192,352	\$167,546	+ 15	\$69,992	\$62,326	+ 12
Nassau	60,431	61,635	- 2	19,693	14,830	+ 33
Rockland	14,983	11,588	+ 29	3,568	6,242	- 43
Suffolk	52,910	57,559	- 8	21,846	23,039	- 5
Westchester	64,028	36,764	+ 74	24,885	18,215	+ 37
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban						
NY City	\$ 63,070	\$ 67,197	- 6	\$59,290	\$38,023	+ 56
Nassau	23,165	34,543	- 33	17,573	12,262	+ 43
Rockland	7,943	3,331	+138	3,472	2,015	+ 72
Suffolk	18,242	23,316	- 22	12,822	11,204	+ 14
Westchester	13,720	6,007	+128	25,423	12,542	+103

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, April, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change) (Total)
April, 1980 ^{2/}						April, 1979 ^{2/}					
<u>Total Upstate</u>	<u>994</u>	<u>887</u>	<u>14</u>	<u>-</u>	<u>93</u>	<u>1,447</u>	<u>1,374</u>	<u>20</u>	<u>6</u>	<u>47</u>	<u>-31</u>
<u>East Central</u>	<u>336</u>	<u>258</u>	<u>14</u>	<u>-</u>	<u>64</u>	<u>464</u>	<u>428</u>	<u>16</u>	<u>3</u>	<u>17</u>	<u>-28</u>
Albany	111	99	12	-	-	230	216	14	-	-	-52
Binghamton	22	20	2	-	-	58	41	2	3	12	-62
Syracuse	109	109	-	-	-	112	112	-	-	-	- 3
Remainder	94	30	-	-	64	64	59	-	-	5	+47
<u>Mid-Hudson</u>	<u>156</u>	<u>156</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>311</u>	<u>309</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>-50</u>
Poughkeepsie	44	44	-	-	-	92	92	-	-	-	-52
Remainder	112	112	-	-	-	219	217	2	-	-	-49
<u>Northern and Mohawk Valley</u>	<u>104</u>	<u>104</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>161</u>	<u>131</u>	<u>-</u>	<u>-</u>	<u>30</u>	<u>-35</u>
Utica	29	29	-	-	-	59	35	-	-	24	-51
Remainder	75	75	-	-	-	102	96	-	-	6	-26
<u>Western</u>	<u>398</u>	<u>369</u>	<u>-</u>	<u>-</u>	<u>29</u>	<u>511</u>	<u>506</u>	<u>2</u>	<u>3</u>	<u>-</u>	<u>-22</u>
Buffalo	131	131	-	-	-	205	205	-	-	-	-36
Elmira	12	7	-	-	5	11	11	-	-	-	+ 9
Rochester	189	189	-	-	-	228	228	-	-	-	-17
Remainder	66	42	-	-	24	67	62	2	3	-	- 1

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January-April, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
January-April, 1980 ^{2/}						January-April, 1979 ^{2/}					
<u>Total Upstate</u>	<u>2,647</u>	<u>2,284</u>	<u>48</u>	<u>26</u>	<u>289</u>	<u>3,527</u>	<u>2,829</u>	<u>38</u>	<u>14</u>	<u>646</u>	<u>-25</u>
<u>East Central</u>	<u>824</u>	<u>710</u>	<u>28</u>	<u>16</u>	<u>70</u>	<u>1,114</u>	<u>776</u>	<u>20</u>	<u>7</u>	<u>311</u>	<u>-26</u>
Albany	297	265	14	12	6	471	363	18	-	90	-37
Binghamton	67	55	12	-	-	158	77	2	3	76	-58
Syracuse	321	321	-	-	-	290	220	-	4	66	+11
Remainder	139	69	2	4	64	195	116	-	-	79	-29
<u>Mid-Hudson</u>	<u>386</u>	<u>382</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>575</u>	<u>569</u>	<u>2</u>	<u>4</u>	<u>-</u>	<u>-33</u>
Poughkeepsie	119	119	-	-	-	137	133	-	4	-	-13
Remainder	267	263	4	-	-	438	436	2	-	-	-39
<u>Northern and Mohawk Valley</u>	<u>159</u>	<u>155</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>432</u>	<u>221</u>	<u>4</u>	<u>-</u>	<u>207</u>	<u>-63</u>
Utica	61	57	-	4	-	149	83	2	-	64	-59
Remainder	98	98	-	-	-	283	138	2	-	143	-65
<u>Western</u>	<u>1,278</u>	<u>1,037</u>	<u>16</u>	<u>6</u>	<u>219</u>	<u>1,406</u>	<u>1,263</u>	<u>12</u>	<u>3</u>	<u>128</u>	<u>-9</u>
Buffalo	512	374	6	-	132	544	494	10	-	40	-6
Elmira	27	22	-	-	5	59	19	-	-	40	-54
Rochester	565	538	8	-	19	607	607	-	-	-	-7
Remainder	174	103	2	6	63	196	143	2	3	48	-11

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, April, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	April		
				Total	New Residential	Percent Change
Total Upstate	\$120,775	\$124,918	- 3	\$39,873	\$56,730	-30
East Central	35,616	36,925	- 4	10,860	16,876	-36
Albany	17,681	14,619	+ 21	4,274	8,431	-49
Binghamton	3,715	4,773	- 22	845	2,107	-60
Syracuse	8,150	11,504	- 29	3,551	3,790	- 6
Remainder	6,070	6,029	+ 1	2,190	2,548	-14
Mid-Hudson	13,320	18,006	- 26	6,331	11,127	-43
Poughkeepsie	3,681	5,621	- 35	1,839	4,082	-55
Remainder	9,639	12,385	- 22	4,492	7,045	-36
Northern and Mohawk Valley	8,417	9,354	- 10	3,414	5,193	-34
Utica	1,466	3,793	- 61	815	1,785	-54
Remainder	6,951	5,561	+ 25	2,599	3,408	-24
Western	63,422	60,633	+ 5	19,268	23,534	-18
Buffalo	28,413	21,888	+ 30	6,418	9,222	-30
Elmira	1,637	12,471	- 87	523	566	- 8
Rochester	26,564	17,703	+ 50	9,835	11,019	-11
Remainder	6,808	8,571	- 21	2,492	2,727	- 9
				New Non-Residential		
Total Upstate	\$ 57,369	\$ 47,289	+ 21	\$23,533	\$20,899	+13
East Central	15,064	12,113	+ 24	9,692	7,936	+22
Albany	8,254	2,293	+260	5,153	3,895	+32
Binghamton	1,472	1,823	- 19	1,398	843	+66
Syracuse	3,350	6,016	- 44	1,249	1,698	-26
Remainder	1,988	1,981	..	1,892	1,500	+26
Mid-Hudson	4,220	4,676	- 10	2,769	2,203	+26
Poughkeepsie	1,320	889	+ 48	522	650	-20
Remainder	2,900	3,787	- 23	2,247	1,553	+45
Northern and Mohawk Valley	3,288	2,616	+ 26	1,715	1,545	+11
Utica	332	1,500	- 78	319	508	-37
Remainder	2,956	1,116	+165	1,396	1,037	+35
Western	34,797	27,884	+ 25	9,357	9,215	+ 2
Buffalo	18,486	9,723	+ 90	3,509	2,943	+19
Elmira	998	11,425	- 91	116	480	-76
Rochester	12,965	4,257	+205	3,764	2,427	+55
Remainder	2,348	2,479	- 5	1,968	3,365	-42

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, by State^{6/}, January-April, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January-April						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$322,356</u>	<u>\$357,073</u>	<u>-10</u>	<u>\$107,998</u>	<u>\$130,906</u>	<u>- 17</u>
<u>East Central</u>	<u>100,263</u>	<u>94,508</u>	<u>+ 6</u>	<u>29,065</u>	<u>35,315</u>	<u>- 18</u>
Albany	36,453	39,597	- 8	11,459	15,991	- 28
Binghamton	19,775	16,887	+17	2,545	5,174	- 51
Syracuse	32,031	22,937	+40	10,758	7,885	+ 36
Remainder	12,004	15,087	-20	4,303	6,265	- 31
<u>Mid-Hudson</u>	<u>34,238</u>	<u>41,903</u>	<u>-18</u>	<u>14,897</u>	<u>19,375</u>	<u>- 23</u>
Poughkeepsie	9,392	12,391	-24	4,736	5,955	- 20
Remainder	24,846	29,512	-16	10,161	13,420	- 24
<u>Northern and Mohawk Valley</u>	<u>21,206</u>	<u>50,715</u>	<u>-58</u>	<u>5,044</u>	<u>16,158</u>	<u>- 69</u>
Utica	6,937	30,347	-77	1,687	4,389	- 62
Remainder	14,269	20,368	-30	3,357	11,769	- 71
<u>Western</u>	<u>166,649</u>	<u>169,947</u>	<u>- 2</u>	<u>58,992</u>	<u>60,058</u>	<u>- 2</u>
Buffalo	72,072	84,934	-15	21,365	22,200	- 4
Elmira	6,695	14,675	-54	1,354	1,647	- 18
Rochester	68,893	48,466	+42	28,646	28,624	..
Remainder	18,989	21,872	-13	7,627	7,587	+ 1
	New Non-Residential ^{4/}			Additions and Alterations		
<u>Total Upstate</u>	<u>\$134,556</u>	<u>\$168,437</u>	<u>-20</u>	<u>\$ 79,802</u>	<u>\$ 57,730</u>	<u>+ 38</u>
<u>East Central</u>	<u>36,322</u>	<u>39,566</u>	<u>- 8</u>	<u>34,876</u>	<u>19,627</u>	<u>+ 78</u>
Albany	12,855	14,676	-12	12,139	8,930	+ 36
Binghamton	4,498	9,839	-54	12,732	1,874	x
Syracuse	15,460	9,395	+65	5,813	5,657	+ 3
Remainder	3,509	5,656	-38	4,192	3,166	+ 32
<u>Mid-Hudson</u>	<u>11,950</u>	<u>16,252</u>	<u>-26</u>	<u>7,391</u>	<u>6,276</u>	<u>+ 18</u>
Poughkeepsie	2,980	4,489	-34	1,676	1,947	- 14
Remainder	8,970	11,763	-24	5,715	4,329	+ 32
<u>Northern and Mohawk Valley</u>	<u>10,978</u>	<u>25,980</u>	<u>-58</u>	<u>5,184</u>	<u>8,577</u>	<u>- 40</u>
Utica	3,303	19,766	-83	1,947	6,192	- 69
Remainder	7,675	6,214	+24	3,237	2,385	+ 36
<u>Western</u>	<u>75,306</u>	<u>86,639</u>	<u>-13</u>	<u>32,351</u>	<u>23,250</u>	<u>+ 39</u>
Buffalo	39,562	52,552	-25	11,145	10,182	+ 9
Elmira	3,607	11,744	-69	1,734	1,284	+ 35
Rochester	27,357	14,597	+87	12,890	5,245	+146
Remainder	4,780	7,746	-38	6,582	6,539	+ 1

(See Footnotes, Preceding Page 1)

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see for Tissue

STATE OF NEW YORK
EXECUTIVE DEPARTMENT

DIVISION OF
HOUSING and
COMMUNITY RENEWAL



TWO WORLD TRADE CENTER, NEW YORK, N.Y. 10047, JOSEPH B. GOLDMAN, ACTING COMMISSIONER

CONSTRUCTION ACTIVITY IN NEW YORK STATE, MAY, 1980
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	<u>MAY</u>		
	<u>1980</u>	<u>1979</u>	<u>Percent Change</u>
New Residential Units	<u>2,198</u>	<u>4,056</u>	<u>-46</u>
New York City	754	1,649	-54
Suburban New York City	352	674	-48
Upstate	1,092	1,733	-37
Dollar Value of All Construction (in thousands)	<u>\$450,306</u>	<u>\$314,252</u>	<u>+43</u>
New York City	266,105	45,926	x
Suburban New York City	47,142	74,145	-36
Upstate	137,059	194,181	-29

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE HOUSING UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
APARTMENT HOUSES, Including three and four family houses New York City Manhattan	474*	\$ 7,726

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
AMUSEMENT, RECREATIONAL New York City Manhattan	1	\$203,000
CHURCHES, RELIGIOUS Yorktown	1	500
HOSPITALS, INSTITUTIONAL Cold Springs New York City Manhattan Poughkeepsie (Town)	1 1 1 1	1,000 11,000 12,865
INDUSTRIAL Amherst Bethlehem Binghamton (City) Endicott Lake Success Massena (Town) Monroe (Town) Mount Pleasant Pleasantville Tonawanda (Town) Yonkers	1 1 1 1 1 1 1 1 1 1 1	1,100 1,153 800 5,000 910 5,100 850 900 1,500 580 2,500
OFFICES, PROFESSIONAL Hamburg (Village) New York City The Bronx	1 1	600 2,850
PUBLIC WORKS, UTILITIES Ontario Orangetown	1 1	2,300 700

*Includes twelve conversions of non-residential buildings to 218 units of multiple housing.

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH (cont)

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
SCHOOLS, EDUCATIONAL		
Geneva (City)	1	\$ 6,434
Ithaca (City)	1	11,500
STORES, MERCANTILE		
Babylon (Town)	1	1,100
New York City		
Brooklyn	1	1,269
Queens	1	1,400
Staten Island	1	2,000
Poughkeepsie (Town)	1	500
Yonkers	1	800

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER, THIS MONTH

RESIDENTIAL		
New York City		
Manhattan	1	\$ 1,500
CHURCHES, RELIGIOUS		
New York City		
Staten Island	1	500
HOSPITALS, INSTITUTIONAL		
Hempstead (Village)	1	550
New York City		
Manhattan	1	18,500
INDUSTRIAL		
Rochester	1	500
OFFICES, PROFESSIONAL		
New York City		
Manhattan	2	1,674
STORES, MERCANTILE		
Rochester	1	500

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
 Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
 Syracuse SMSA (Madison, Onondaga and Oswego)
 Remainder of economic area (Cayuga, Chenango, Cortland, Delaware,
 Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
 Remainder of economic area (Columbia, Greene, Orange, Putnam,
 Sullivan and Ulster)

Northern and
Mohawk Valley Utica SMSA (Herkimer and Oneida)
 Remainder of economic area (Clinton, Essex, Franklin, Fulton,
 Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
 Elmira SMSA (Chemung)
 Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
 Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee,
 Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1980

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979 2/	Total (12 mos.).	39,842	14,524	7,959	17,359
	Total (5 mos.).	12,230	4,330	2,640	5,260
	January	2,004	1,022	566	416
	February	1,190	520	330	340
	March	2,271	523	424	1,324
	April	2,709	616	646	1,447
	May	4,056	1,649	674	1,733
	June	7,818	5,030	925	1,863
	July	3,882	1,040	842	2,000
	August	3,911	921	688	2,302
	September	3,991	1,147	756	2,088
	October	3,416	737	753	1,926
	November.....	2,325	320	684	1,321
	December.....	2,269	999	671	599
1980 2/	Total (5 mos.).	8,896	3,012	2,145	3,739
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued
by Area, Year and Month, New York State, 1960-1980
(in thousands)

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979 2/	Total (12 mos.)....	2,868,361	588,592	700,085	1,579,684
	Total (5 mos.)....	983,155	190,210	241,691	551,254
	January	138,947	54,095	38,463	46,389
	February	140,012	40,598	31,814	67,600
	March	174,551	21,926	34,459	118,166
	April	215,393	27,665	62,810	124,918
	May	314,252	45,926	74,145	194,181
	June	328,792	106,477	67,115	155,200
	July	357,174	87,639	89,751	179,784
	August	279,508	34,467	69,956	175,085
	September	245,725	41,703	55,829	148,193
	October	272,691	47,712	62,133	162,846
	November	212,537	30,461	56,644	125,432
	December.....	188,779	49,923	56,966	81,890
1980 2/	Total (5 mos.)....	1,179,927	481,018	239,494	459,415
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1980
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Additions and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979 2/	Total (12 mos.)....	2,868,361	1,218,560	1,085,443	564,358
	Total (5 mos.)....	983,155	380,430	415,111	187,614
	January	138,947	59,432	51,560	27,955
	February	140,012	28,854	72,529	38,629
	March	174,551	73,090	65,349	36,112
	April	215,393	94,472	80,844	40,077
	May	314,252	124,582	144,829	44,841
	June	328,792	174,706	89,719	64,367
	July	357,174	126,593	170,253	60,328
	August	279,508	127,986	107,630	43,892
	September	245,725	131,225	69,549	44,951
	October	272,691	118,720	101,193	52,778
	November.....	212,537	85,318	56,780	70,439
	December.....	188,779	73,582	75,208	39,989
1980 2/	Total (5 mos.)...	1,179,927	314,837	597,823	267,267
	January.....	178,831	54,798	65,402	58,631
	February.....	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, May and January-May, 1980 and 1979

Area	Total	One Family	Two Family ^{3/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{3/}	Three or Four Family	Five or More Family	Percent Change (Total)
May, 1980 ^{2/}						May, 1979 ^{2/}					
Total NY State	2,198	1,335	130	49	684	4,056	2,352	134	38	1,532	-46
NY City	754	83	106	21	544	1,649	246	100	18	1,285	-54
Suburban NYC ^{1/}	352	330	2	-	20	674	621	14	4	35	-48
Upstate	1,092	922	22	28	120	1,733	1,485	20	16	212	-37
January-May, 1980 ^{2/}						January-May, 1979 ^{2/}					
Total NY State	8,896	5,422	532	343	2,599	12,230	7,436	715	150	3,929	-27
NY City	3,012	428	430	166	1,988	4,330	914	587	113	2,716	-30
Suburban NYC ^{1/}	2,145	1,788	32	123	202	2,640	2,208	70	7	355	-19
Upstate	3,739	3,206	70	54	409	5,260	4,314	58	30	858	-29

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, May and January-May,
1980 and 1979
(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
May						
	Total			New Residential		
Total NY State	\$ 450,306	\$314,252	+ 43	\$ 74,330	\$124,582	- 40
NY City	266,105	45,926	x	13,988	32,652	- 57
Suburban NYC ^{1/}	47,142	74,145	- 36	15,326	27,112	- 43
Upstate	137,059	194,181	- 29	45,016	64,818	- 31
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 304,153	\$144,829	+110	\$ 71,823	\$ 44,841	+ 60
NY City	222,533	4,376	x	29,584	8,898	+232
Suburban NYC ^{1/}	14,833	33,648	- 56	16,983	13,385	+ 27
Upstate	66,787	106,805	- 37	25,256	22,558	+ 12
January-May						
	Total			New Residential		
Total NY State	\$1,179,927	\$983,155	+ 20	\$314,837	\$380,430	- 17
NY City	481,018	190,210	+153	76,505	95,268	- 20
Suburban NYC ^{1/}	239,494	241,691	- 1	85,318	89,438	- 5
Upstate	459,415	551,254	- 17	153,014	195,724	- 22
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 597,823	\$415,111	+ 44	\$267,267	\$187,614	+ 42
NY City	318,577	39,024	x	85,936	55,918	+ 54
Suburban NYC ^{1/}	77,903	100,845	- 23	76,273	51,408	+ 48
Upstate	201,343	275,242	- 27	105,058	80,288	+ 31

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing,
New York City, May and January-May, 1980 and 1979

Borough	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
May, 1980 ^{2/}						May, 1979 ^{2/}					
Total NY City	754	83	106	21	544	1,649	246	100	18	1,285	- 54
The Bronx	3	-	-	3	-	165	-	20	-	145	- 98
Brooklyn	28	3	10	15	-	7	1	6	-	-	+300
Manhattan	474	-	-	-	474	710	-	-	-	710	- 33
Queens	91	12	6	3	70	508	12	54	12	430	- 82
Staten Island	158	68	90	-	-	259	233	20	6	-	- 39
January-May, 1980 ^{2/}						January-May, 1979 ^{2/}					
Total NY City	3,012	428	430	166	1,988	4,330	914	587	113	2,716	- 30
The Bronx	149	-	8	3	138	401	1	32	9	359	- 63
Brooklyn	87	10	26	51	-	303	6	62	18	217	- 71
Manhattan	1,784	-	-	4	1,780	1,722	-	1	11	1,710	+ 4
Queens	319	23	118	108	70	700	29	172	69	430	- 54
Staten Island	673	395	278	-	-	1,204	878	320	6	-	- 44

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City, May and
January-May, 1980 and 1979
(in thousands)

Borough	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
May						
	Total			New Residential		
Total NY City	\$266,105	\$ 45,926	x	\$13,988	\$32,652	- 57
The Bronx	3,394	8,321	- 59	60	5,035	- 99
Brooklyn	7,253	3,303	+120	1,080	170	x
Manhattan	244,449	20,811	x	7,526	14,984	- 50
Queens	4,865	7,987	- 39	1,600	7,050	- 77
Staten Island	6,144	5,504	+ 12	3,722	5,415	- 31
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total NY City	\$222,533	\$ 4,376	x	\$29,584	\$ 8,898	+232
The Bronx	2,963	3,120	- 5	371	168	+121
Brooklyn	1,594	255	x	4,579	2,878	+ 59
Manhattan	214,000	862	x	22,923	4,965	x
Queens	1,856	134	x	1,409	803	+ 75
Staten Island	2,120	5	x	302	84	+260
January-May						
	Total			New Residential		
Total NY City	\$481,018	\$190,210	+153	\$76,505	\$95,268	- 20
The Bronx	19,957	14,925	+ 34	7,355	10,538	- 30
Brooklyn	18,835	26,951	- 30	2,824	11,328	- 75
Manhattan	358,078	102,289	+250	44,789	38,322	+ 17
Queens	41,000	21,382	+ 92	5,780	11,782	- 51
Staten Island	43,148	24,663	+ 75	15,757	23,298	- 32
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total NY City	\$318,577	\$ 39,024	x	\$85,936	\$55,918	+ 54
The Bronx	4,256	3,361	+ 27	8,346	1,026	x
Brooklyn	2,915	6,455	- 55	13,096	9,168	+ 43
Manhattan	255,592	24,980	x	57,697	38,987	+ 48
Queens	29,487	3,665	x	5,733	5,935	- 3
Staten Island	26,327	563	x	1,064	802	+ 33

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County,
by Type of Housing, Suburban New York City^{1/}, May and January-May,
1980 and 1979

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
<u>May, 1980^{2/}</u>						<u>May, 1979^{2/}</u>					
Total Suburban											
NY City	352	330	2	-	20	674	621	14	4	35	-48
Nassau	71	71	-	-	-	87	77	6	4	-	-18
Rockland	32	32	-	-	-	68	68	-	-	-	-53
Suffolk	156	136	-	-	20	334	334	-	-	-	-53
Westchester	93	91	2	-	-	185	142	8	-	35	-50
<u>January-May, 1980^{2/}</u>						<u>January-May, 1979^{2/}</u>					
Total Suburban											
NY City	2,145	1,788	32	123	202	2,640	2,208	70	7	355	-19
Nassau	481	427	14	-	40	398	357	34	7	-	+21
Rockland	150	144	-	-	6	350	244	2	-	104	-57
Suffolk	821	664	8	123	26	1,198	1,196	2	-	-	-31
Westchester	693	553	10	-	130	694	411	32	-	251	..

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County,
by Type of Construction, Suburban New York City^{1/}, May and
January-May, 1980 and 1979
(in thousands)

County	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
May						
	Total			New Residential		
Total Suburban						
NY City	\$ 47,142	\$ 74,145	-36	\$15,326	\$27,112	- 43
Nassau	14,082	14,634	- 4	4,503	4,777	- 6
Rockland	3,849	16,279	-76	1,265	1,690	- 25
Suffolk	13,345	20,277	-34	5,421	11,010	- 51
Westchester	15,866	22,955	-31	4,137	9,635	- 57
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total Suburban						
NY City	\$14,833	\$ 33,648	-56	\$16,983	\$13,385	+ 27
Nassau	2,498	4,188	-40	7,081	5,669	+ 25
Rockland	872	13,917	-94	1,712	672	+155
Suffolk	3,813	5,953	-36	4,111	3,314	+ 24
Westchester	7,650	9,590	-20	4,079	3,730	+ 9
January-May						
	Total			New Residential		
Total Suburban						
NY City	\$239,494	\$241,691	- 1	\$85,318	\$89,438	- 5
Nassau	74,513	76,269	- 2	24,196	19,607	+ 23
Rockland	18,832	27,867	-32	4,833	7,932	- 39
Suffolk	66,255	77,836	-15	27,267	34,049	- 20
Westchester	79,894	59,719	+34	29,022	27,850	+ 4
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total Suburban						
NY City	\$ 77,903	\$100,845	-23	\$76,273	\$51,408	+ 48
Nassau	25,663	38,731	-34	24,654	17,931	+ 37
Rockland	8,815	17,248	-49	5,184	2,687	+ 93
Suffolk	22,055	29,269	-25	16,933	14,518	+ 17
Westchester	21,370	15,597	+37	29,502	16,272	+ 81

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, May, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change) (Total)
May, 1980 ^{2/}						May, 1979 ^{2/}					
<u>Total Upstate</u>	<u>1,092</u>	<u>922</u>	<u>22</u>	<u>28</u>	<u>120</u>	<u>1,733</u>	<u>1,485</u>	<u>20</u>	<u>16</u>	<u>212</u>	<u>-37</u>
<u>East Central</u>	<u>343</u>	<u>329</u>	<u>6</u>	<u>-</u>	<u>8</u>	<u>532</u>	<u>500</u>	<u>12</u>	<u>8</u>	<u>12</u>	<u>-36</u>
Albany	107	107	-	-	-	206	192	4	4	6	-48
Binghamton	43	31	4	-	8	65	59	6	-	-	-34
Syracuse	142	140	2	-	-	193	181	2	4	6	-26
Remainder	51	51	-	-	-	68	68	-	-	-	-25
<u>Mid-Hudson</u>	<u>231</u>	<u>171</u>	<u>-</u>	<u>16</u>	<u>44</u>	<u>238</u>	<u>236</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>- 3</u>
Poughkeepsie	111	51	-	16	44	78	78	-	-	-	+42
Remainder	120	120	-	-	-	160	158	2	-	-	-25
<u>Northern and Mohawk Valley</u>	<u>62</u>	<u>62</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>149</u>	<u>147</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>-58</u>
Utica	33	33	-	-	-	60	58	2	-	-	-45
Remainder	29	29	-	-	-	89	89	-	-	-	-67
<u>Western</u>	<u>456</u>	<u>360</u>	<u>16</u>	<u>12</u>	<u>68</u>	<u>814</u>	<u>602</u>	<u>4</u>	<u>8</u>	<u>200</u>	<u>-44</u>
Buffalo	157	141	12	4	-	416	206	2	8	200	-62
Elmira	13	13	-	-	-	8	8	-	-	-	+63
Rochester	155	151	4	-	-	275	273	2	-	-	-44
Remainder	131	55	-	8	68	115	115	-	-	-	+14

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January-May, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
	January-May, 1980 ^{2/}					January-May, 1979 ^{2/}					
<u>Total Upstate</u>	<u>3,739</u>	<u>3,206</u>	<u>70</u>	<u>54</u>	<u>409</u>	<u>5,260</u>	<u>4,314</u>	<u>58</u>	<u>30</u>	<u>858</u>	<u>-29</u>
<u>East Central</u>	<u>1,167</u>	<u>1,039</u>	<u>34</u>	<u>16</u>	<u>78</u>	<u>1,646</u>	<u>1,276</u>	<u>32</u>	<u>15</u>	<u>323</u>	<u>-29</u>
Albany	404	372	14	12	6	677	555	22	4	96	-40
Binghamton	110	86	16	-	8	223	136	8	3	76	-51
Syracuse	463	461	2	-	-	483	401	2	8	72	-4
Remainder	190	120	2	4	64	263	184	-	-	79	-28
<u>Mid-Hudson</u>	<u>617</u>	<u>553</u>	<u>4</u>	<u>16</u>	<u>44</u>	<u>813</u>	<u>805</u>	<u>4</u>	<u>4</u>	<u>-</u>	<u>-24</u>
Poughkeepsie	230	170	-	16	44	215	211	-	4	-	+7
Remainder	387	383	4	-	-	598	594	4	-	-	-35
<u>Northern and Mohawk Valley</u>	<u>221</u>	<u>217</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>581</u>	<u>368</u>	<u>6</u>	<u>-</u>	<u>207</u>	<u>-62</u>
Utica	94	90	-	4	-	209	141	4	-	64	-55
Remainder	127	127	-	-	-	372	227	2	-	143	-66
<u>Western</u>	<u>1,734</u>	<u>1,397</u>	<u>32</u>	<u>18</u>	<u>287</u>	<u>2,220</u>	<u>1,865</u>	<u>16</u>	<u>11</u>	<u>328</u>	<u>-22</u>
Buffalo	669	515	18	4	132	960	700	12	8	240	-30
Elmira	40	35	-	-	5	67	27	-	-	40	-40
Rochester	720	689	12	-	19	882	880	2	-	-	-18
Remainder	305	158	2	14	131	311	258	2	3	48	-2

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, May, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
May						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$137,059</u>	<u>\$194,181</u>	<u>- 29</u>	<u>\$45,016</u>	<u>\$64,818</u>	<u>- 31</u>
<u>East Central</u>	<u>32,128</u>	<u>71,954</u>	<u>- 55</u>	<u>13,614</u>	<u>19,437</u>	<u>- 30</u>
Albany	11,596	16,363	- 29	5,131	8,645	- 41
Binghamton	8,910	4,060	+119	1,476	2,520	- 41
Syracuse	7,748	44,982	- 83	4,902	5,972	- 18
Remainder	3,874	6,549	- 41	2,105	2,300	- 8
<u>Mid-Hudson</u>	<u>28,472</u>	<u>17,706</u>	<u>+ 61</u>	<u>7,225</u>	<u>9,026</u>	<u>- 20</u>
Poughkeepsie	18,289	5,414	+238	2,953	3,209	- 8
Remainder	10,183	12,292	- 17	4,272	5,817	- 27
<u>Northern and Mohawk Valley</u>	<u>10,939</u>	<u>14,388</u>	<u>- 24</u>	<u>2,302</u>	<u>4,523</u>	<u>- 49</u>
Utica	2,128	7,985	- 73	1,149	1,795	- 36
Remainder	8,811	6,403	+ 38	1,153	2,728	- 58
<u>Western</u>	<u>65,520</u>	<u>90,133</u>	<u>- 27</u>	<u>21,875</u>	<u>31,832</u>	<u>- 31</u>
Buffalo	18,738	48,530	- 61	7,685	14,142	- 46
Elmira	1,927	976	+ 97	670	342	+ 96
Rochester	23,151	24,195	- 4	7,943	13,068	- 39
Remainder	21,704	16,432	+ 32	5,577	4,280	+ 30
	New Non-Residential			Additions and Alterations		
<u>Total Upstate</u>	<u>\$ 66,787</u>	<u>\$106,805</u>	<u>- 37</u>	<u>\$25,256</u>	<u>\$22,558</u>	<u>+ 12</u>
<u>East Central</u>	<u>11,209</u>	<u>45,007</u>	<u>- 75</u>	<u>7,305</u>	<u>7,510</u>	<u>- 3</u>
Albany	2,930	3,848	- 24	3,535	3,870	- 9
Binghamton	6,167	906	x	1,267	634	+100
Syracuse	1,369	37,313	- 96	1,477	1,697	- 13
Remainder	743	2,940	- 75	1,026	1,309	- 22
<u>Mid-Hudson</u>	<u>17,601</u>	<u>5,847</u>	<u>+201</u>	<u>3,646</u>	<u>2,833</u>	<u>+ 29</u>
Poughkeepsie	13,706	1,273	x	1,630	932	+ 75
Remainder	3,895	4,574	- 15	2,016	1,901	+ 6
<u>Northern and Mohawk Valley</u>	<u>6,767</u>	<u>7,716</u>	<u>- 12</u>	<u>1,870</u>	<u>2,149</u>	<u>- 13</u>
Utica	266	5,512	- 95	713	678	+ 5
Remainder	6,501	2,204	+195	1,157	1,471	- 21
<u>Western</u>	<u>31,210</u>	<u>48,235</u>	<u>- 35</u>	<u>12,435</u>	<u>10,066</u>	<u>+ 24</u>
Buffalo	5,370	30,761	- 83	5,683	3,627	+ 57
Elmira	792	213	+272	465	421	+ 10
Rochester	10,794	8,287	+ 30	4,414	2,840	+ 55
Remainder	14,254	8,974	+ 59	1,873	3,178	- 41

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, January-May, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January-May						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$459,415</u>	<u>\$551,254</u>	<u>- 17</u>	<u>\$153,014</u>	<u>\$195,724</u>	<u>- 22</u>
<u>East Central</u>	<u>132,391</u>	<u>166,462</u>	<u>- 20</u>	<u>42,679</u>	<u>54,752</u>	<u>- 22</u>
Albany	48,049	55,960	- 14	16,590	24,636	- 33
Binghamton	28,685	20,947	+ 37	4,021	7,694	- 48
Syracuse	39,779	67,919	- 41	15,660	13,857	+ 13
Remainder	15,878	21,636	- 27	6,408	8,565	- 25
<u>Mid-Hudson</u>	<u>62,710</u>	<u>59,609</u>	<u>+ 5</u>	<u>22,122</u>	<u>28,401</u>	<u>- 22</u>
Poughkeepsie	27,681	17,805	+ 55	7,689	9,164	- 16
Remainder	35,029	41,804	- 16	14,433	19,237	- 25
<u>Northern and Mohawk Valley</u>	<u>32,145</u>	<u>65,103</u>	<u>- 51</u>	<u>7,346</u>	<u>20,681</u>	<u>- 64</u>
Utica	9,065	38,332	- 76	2,836	6,184	- 54
Remainder	23,080	26,771	- 14	4,510	14,497	- 69
<u>Western</u>	<u>232,169</u>	<u>260,080</u>	<u>- 11</u>	<u>80,867</u>	<u>91,890</u>	<u>- 12</u>
Buffalo	90,810	133,464	- 32	29,050	36,342	- 20
Elmira	8,622	15,651	- 45	2,024	1,989	+ 2
Rochester	92,044	72,661	+ 27	36,589	41,692	- 12
Remainder	40,693	38,304	+ 6	13,204	11,867	+ 11
	New Non-Residential ^{4/}			Additions and Alterations		
<u>Total Upstate</u>	<u>\$201,343</u>	<u>\$275,242</u>	<u>- 27</u>	<u>\$105,058</u>	<u>\$ 80,288</u>	<u>+ 31</u>
<u>East Central</u>	<u>47,531</u>	<u>84,573</u>	<u>- 44</u>	<u>42,181</u>	<u>27,137</u>	<u>+ 55</u>
Albany	15,785	18,524	- 15	15,674	12,800	+ 22
Binghamton	10,665	10,745	- 1	13,999	2,508	x
Syracuse	16,829	46,708	- 64	7,290	7,354	- 1
Remainder	4,252	8,596	- 51	5,218	4,475	+ 17
<u>Mid-Hudson</u>	<u>29,551</u>	<u>22,099</u>	<u>+ 34</u>	<u>11,037</u>	<u>9,109</u>	<u>+ 21</u>
Poughkeepsie	16,686	5,762	+190	3,306	2,879	+ 15
Remainder	12,865	16,337	- 21	7,731	6,230	+ 24
<u>Northern and Mohawk Valley</u>	<u>17,745</u>	<u>33,696</u>	<u>- 47</u>	<u>7,054</u>	<u>10,726</u>	<u>- 34</u>
Utica	3,569	25,278	- 86	2,660	6,870	- 61
Remainder	14,176	8,418	+ 68	4,394	3,856	+ 14
<u>Western</u>	<u>106,516</u>	<u>134,874</u>	<u>- 21</u>	<u>44,786</u>	<u>33,316</u>	<u>+ 34</u>
Buffalo	44,932	83,313	- 46	16,828	13,809	+ 22
Elmira	4,399	11,957	- 63	2,199	1,705	+ 29
Rochester	38,151	22,884	+ 67	17,304	8,085	+114
Remainder	19,034	16,720	+ 14	8,455	9,717	- 13

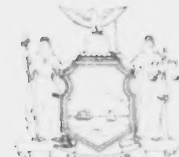
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STATE OF NEW YORK
EXECUTIVE DEPARTMENT

DIVISION OF
HOUSING and

COMMUNITY RENEWAL

TWO WORLD TRADE CENTER, NEW YORK, N.Y. 10047, JOSEPH B. GOLDMAN, ACTING COMMISSIONER



CONSTRUCTION ACTIVITY IN NEW YORK STATE, JUNE, 1980
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

JUNE

	<u>1980</u>	<u>1979</u>	<u>Percent Change</u>
New Residential Units	<u>2,350</u>	<u>7,818</u>	<u>-70</u>
New York City	683	5,030	-86
Suburban New York City	415	925	-55
Upstate	1,252	1,863	-33
Dollar Value of All Construction (in thousands)	<u>\$263,516</u>	<u>\$328,792</u>	<u>-20</u>
New York City	34,917	106,477	-67
Suburban New York City	75,919	67,115	+13
Upstate	152,680	155,200	- 2

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1980
BASED ON BUILDING PERMITS ISSUED

	<u>1980 Projection</u>	<u>1979 Total</u>
New York State	30,000	39,842
New York City	9,000	14,524
Suburban New York City	6,000	7,959
Upstate	15,000	17,359

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE HOUSING UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
APARTMENT HOUSES, Including three and four family houses		
New York City		
Manhattan	469*	\$8,859
Williamson	113	2,486

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
AMUSEMENT, RECREATIONAL		
Auburn	1	539
CHURCHES, RELIGIOUS		
New York City		
Queens	1	1,250
HOSPITALS, INSTITUTIONAL		
Utica	1	3,899
INDUSTRIAL		
DeWitt	1	1,100
Freeport	3	2,840
Geneva (City)	1	1,700
Greece	1	2,070
Harrison	1	30,000
Horseheads (Village)	1	898
Rochester	1	1,200
Silver Springs	1	500
Union	1	8,000
OFFICES, PROFESSIONAL		
Amherst	2	2,700
Huntington	1	1,405
PARKING GARAGES		
DeWitt	1	11,000
PUBLIC WORKS, UTILITIES		
Rochester	3	3,664

*Conversion of forty-three non-residential buildings to multiple dwellings.

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH (cont)

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
SCHOOLS, EDUCATIONAL		
Chili	1	\$ 870
New York City		
Staten Island	1	1,000
Rochester	1	4,450
STORES, MERCANTILE		
Buffalo	1	600
Geddes	1	1,200
Vestal	1	850

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
RESIDENTIAL		
New York City		
Brooklyn	1	\$1,085
Manhattan	3	2,700
Syracuse	1	4,000
HOTELS, MOTELS		
New York City		
Manhattan	1	1,100
INDUSTRIAL		
Union	1	1,000
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	3,100
PARKING GARAGES		
New York City		
Manhattan	2	2,089
PUBLIC WORKS, UTILITIES		
New York City		
Manhattan	1	500
STORES, MERCANTILE		
Rochester	1	1,200

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
Syracuse SMSA (Madison, Chenodaga and Oswego)
Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)

Northern and Mohawk Valley Utica SMSA (Herkimer and Oneida)
Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
Elmira SMSA (Chemung)
Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1980

Period	Total		Suburban	
	NY State	NY City	NY City 1/	Upstate
1960 Total	92,679	46,792	24,760	21,127
1961 Total	117,629	70,606	25,775	21,248
1962 Total	121,758	70,686	28,341	22,731
1963 Total	103,458	49,898	26,567	26,993
1964 Total	75,433	20,594	25,951	28,888
1965 Total	91,170	25,715	28,845	36,610
1966 Total	75,420	23,142	22,613	29,665
1967 Total	77,003	22,174	22,627	32,202
1968 Total	80,960	22,062	25,799	33,099
1969 Total	70,295	17,031	20,996	32,268
1970 Total	68,831	22,365	17,609	28,857
1971 Total	103,233	32,254	25,959	45,020
1972 Total	111,282	36,061	24,441	50,780
1973 Total	79,470	22,417	18,603	38,450
1974 Total	51,637	15,743	13,549	22,345
1975 Total	32,623	3,810	11,208	17,605
1976 Total	33,370	5,434	9,925	18,011
1977 Total	41,611	7,639	12,695	21,277
1978 Total	43,751	11,096	10,083	22,572
1979 2/ Total (12 mos.)	39,842	14,524	7,959	17,359
Total (6 mos.)	20,048	9,360	3,565	7,123
January	2,004	1,022	566	416
February	1,190	520	330	340
March	2,271	523	424	1,324
April	2,709	616	646	1,447
May	4,056	1,649	674	1,733
June	7,818	5,030	925	1,863
July	3,882	1,040	842	2,000
August	3,911	921	688	2,302
September	3,991	1,147	756	2,088
October	3,416	737	753	1,926
November	2,325	320	684	1,321
December	2,269	999	671	599
1980 2/ Total (6 mos.)	11,246	3,695	2,560	4,091
January	1,405	362	587	456
February	1,540	679	393	468
March	1,542	379	434	729
April	2,211	838	379	994
May	2,198	754	352	1,092
June	2,350	683	415	1,252

(See Footnotes, Preceding Page 1)

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Table 2 - Cost of Construction Based on Building Permits Issued
by Area, Year and Month, New York State, 1960-1980
(in thousands)

	Period	Total		Suburban	
		NY State	NY City	NY City 1/	Upstate
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979 2/	Total (12 mos.)....	2,868,361	588,592	700,085	1,579,684
	Total (6 mos.)....	1,311,947	296,687	308,806	706,454
	January	138,947	54,095	38,463	46,389
	February	140,012	40,598	31,814	67,600
	March	174,551	21,926	34,459	118,166
	April	215,393	27,665	62,810	124,918
	May	314,252	45,926	74,145	194,181
	June	328,792	106,477	67,115	155,200
	July	357,174	87,639	89,751	179,784
	August	279,508	34,467	69,956	175,085
	September	245,725	41,703	55,823	148,193
	October	272,691	47,712	62,133	162,846
	November	212,537	30,461	56,644	125,432
	December.....	188,779	49,923	56,966	81,890
1980 2/	Total (6 mos.)....	1,443,443	515,935	315,413	612,095
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	177,832	24,439	48,243	98,370
	April	150,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1980
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Additions and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979 2/	Total (12 mos.)....	2,868,361	1,218,560	1,085,443	564,358
	Total (6 mos.)....	1,311,947	555,136	504,830	251,981
	January	138,947	59,432	51,560	27,955
	February	140,012	28,854	72,529	38,629
	March	174,551	73,090	65,349	36,112
	April	215,393	94,472	80,844	40,077
	May	314,252	124,582	144,829	44,841
	June	328,792	174,706	89,719	64,367
	July	357,174	126,593	170,253	60,328
	August	279,508	127,986	107,630	43,892
	September	245,725	131,225	69,549	44,951
	October	272,691	118,720	101,193	52,778
	November.....	212,537	85,318	56,780	70,439
	December.....	188,779	73,582	75,208	39,989
1980 2/	Total (6 mos.)....	1,443,443	400,902	709,531	333,010
	January.....	178,831	54,798	65,402	58,631
	February.....	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing,
New York State, June and January-June, 1980 and 1979

Area	Total	One Family	Two Family ^{3/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{3/}	Three or Four Family	Five or More Family	Percent Change (Total)
June, 1980 ^{2/}						June, 1979 ^{2/}					
Total NY State	2,350	1,261	106	149	834	7,818	2,428	109	25	5,256	-70
NY City	683	38	78	39	528	5,030	103	76	7	4,844	-86
Suburban NYC ^{1/}	415	321	14	-	80	925	779	8	-	138	-55
Upstate	1,252	902	14	110	226	1,863	1,546	25	18	274	-33
January-June, 1980 ^{2/}						January-June, 1979 ^{2/}					
Total NY State	11,116	6,683	638	492	3,433	20,048	9,864	824	175	9,185	-44
NY City	3,695	466	508	205	2,516	9,360	1,017	663	120	7,560	-61
Suburban NYC ^{1/}	2,560	2,109	46	123	282	3,565	2,987	78	7	493	-28
Upstate	4,991	4,108	84	164	635	7,123	5,860	83	48	1,132	-30

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, June and January-June,
1980 and 1979
(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
June						
	Total			New Residential		
Total NY State	\$ 263,516	\$ 328,792	- 20	\$ 86,065	\$174,706	-51
NY City	34,917	106,477	- 67	14,488	69,223	-79
Suburban NYC ^{1/}	75,919	67,115	+ 13	17,227	32,380	-47
Upstate	152,680	155,200	- 2	54,350	73,103	-26
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 111,708	\$ 89,719	+ 25	\$ 65,743	\$ 64,367	+ 2
NY City	2,940	6,857	- 57	17,489	30,397	-42
Suburban NYC ^{1/}	42,916	21,381	+101	15,776	13,354	+18
Upstate	65,852	61,481	+ 7	32,478	20,616	+58
January-June						
	Total			New Residential		
Total NY State	\$,443,443	\$1,311,947	+ 10	\$400,902	\$555,136	-28
NY City	515,935	296,687	+ 74	90,993	164,491	-45
Suburban NYC ^{1/}	315,413	308,806	+ 2	102,545	121,818	-16
Upstate	612,095	706,454	- 13	207,364	268,827	-23
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 709,531	\$ 504,830	+ 41	\$333,010	\$251,981	+32
NY City	321,517	45,881	x	103,425	86,315	+20
Suburban NYC ^{1/}	120,819	122,226	- 1	92,049	64,762	+42
Upstate	267,195	336,723	- 21	137,536	100,904	+36

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, June and January-June, 1980 and 1979

Borough	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Percent Change (Total)
June, 1980 ^{2/}						June, 1979 ^{2/}					
Total NY City	683	38	78	39	528	5,030	103	76	7	4,844	-86
The Bronx	70	-	2	9	59	3	3	-	-	-	x
Brooklyn	20	-	14	6	-	477	1	6	3	467	-96
Manhattan	469	-	-	-	469	4,165	-	-	-	4,165	-89
Queens	59	1	34	24	-	51	8	34	-	9	+16
Staten Island	65	37	28	-	-	334	91	36	4	203	-81
January-June, 1980 ^{2/}						January-June, 1979 ^{2/}					
Total NY City	3,695	466	508	205	2,516	9,360	1,017	663	120	7,560	-61
The Bronx	219	-	10	12	197	404	4	32	9	359	-46
Brooklyn	107	10	40	57	-	780	7	68	21	684	-86
Manhattan	2,253	-	-	4	2,249	5,887	-	1	11	5,875	-62
Queens	373	24	152	132	70	751	37	206	69	439	-50
Staten Island	733	432	306	-	-	1,538	969	356	10	203	-52

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City, June and
January-June, 1980 and 1979^{2/} (in thousands)

Borough	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
June						
	Total			New Residential		
Total NY City	\$ 34,917	\$106,477	- 67	\$ 14,488	\$ 69,223	- 79
The Bronx	2,395	1,414	+ 69	1,997	125	x
Brooklyn	2,855	10,478	- 73	570	4,485	- 87
Manhattan	22,649	85,436	- 73	8,859	58,095	- 85
Queens	3,440	2,965	+ 16	1,148	1,200	- 4
Staten Island	3,578	6,184	- 42	1,914	5,318	- 64
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total NY City	\$ 2,940	\$ 6,857	- 57	\$ 17,489	\$ 30,397	- 42
The Bronx	229	120	+ 91	169	1,169	- 86
Brooklyn	40	1,023	- 96	2,245	4,970	- 55
Manhattan	30	5,000	- 99	13,760	22,341	- 38
Queens	1,272	567	+124	1,020	1,198	- 15
Staten Island	1,369	147	x	295	719	- 59
January-June						
	Total			New Residential		
Total NY City	\$515,935	\$296,687	+ 74	\$ 90,993	\$164,491	- 45
The Bronx	22,352	16,339	+ 37	9,352	10,663	- 12
Brooklyn	21,690	37,429	- 42	3,394	15,813	- 79
Manhattan	380,727	187,725	+103	53,648	96,417	- 44
Queens	44,440	24,347	+ 83	6,928	12,982	- 47
Staten Island	46,726	30,847	+ 51	17,671	28,616	- 38
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total NY City	\$321,517	\$ 45,881	x	\$103,425	\$ 86,315	+ 20
The Bronx	4,485	3,481	x	8,515	2,195	+288
Brooklyn	2,955	7,478	- 60	15,341	14,138	+ 9
Manhattan	255,622	29,000	x	71,457	61,328	+ 17
Queens	30,759	1,712	x	6,753	7,133	- 5
Staten Island	27,696	710	x	1,359	1,521	- 11

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County,
by Type of Housing, Suburban New York City^{1/}, June and January-June,
1980 and 1979

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total
June, 1980 ^{2/}						June, 1979 ^{2/}					
Total Suburban	415	321	14	-	80	925	779	8	-	138	-55
NY City	126	44	2	-	80	218	123	-	-	95	-42
Nassau	50	50	-	-	-	80	80	-	-	-	-38
Rockland	143	141	2	-	-	350	346	4	-	-	-59
Suffolk	96	86	10	-	-	277	230	4	-	43	-65
Westchester											
January-June, 1980 ^{2/}						January-June, 1979 ^{2/}					
Total Suburban	2,560	2,109	46	123	282	3,565	2,987	78	7	493	-28
NY City	607	471	16	-	120	616	480	34	7	95	-1
Nassau	200	194	-	-	6	430	324	2	-	104	-53
Rockland	964	805	10	123	26	1,548	1,542	6	-	-	-38
Suffolk	789	639	20	-	130	971	641	36	-	294	-19
Westchester											

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City^{1/}, June and January-June, 1980 and 1979 (in thousands)

County	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
June						
	Total			New Residential		
<u>Total Suburban</u>						
<u>NY City</u>	\$ 75,919	\$ 67,115	+ 13	\$ 17,227	\$ 32,380	-47
Nassau	14,435	29,412	- 51	3,803	8,871	-57
Rockland	3,007	3,143	- 4	2,136	2,063	+ 4
Suffolk	14,598	16,818	- 13	4,797	10,471	-54
Westchester	43,879	17,742	+147	6,491	10,975	-41
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
<u>Total Suburban</u>						
<u>NY City</u>	\$ 42,916	\$ 21,381	+101	\$ 15,776	\$ 13,354	+18
Nassau	5,678	16,385	- 65	4,954	4,156	+19
Rockland	69	160	- 57	802	920	-13
Suffolk	5,570	3,582	+ 55	4,231	2,765	+53
Westchester	31,599	1,254	x	5,789	5,513	+ 5
January-June						
	Total			New Residential		
<u>Total Suburban</u>						
<u>NY City</u>	\$315,413	\$308,806	+ 2	\$102,545	\$121,818	-16
Nassau	88,948	105,681	- 16	27,999	28,478	- 2
Rockland	21,839	31,010	- 30	6,969	9,995	-30
Suffolk	80,853	94,654	- 15	32,064	44,520	-28
Westchester	123,773	77,461	+ 60	35,513	38,825	- 9
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
<u>Total Suburban</u>						
<u>NY City</u>	\$120,819	\$122,226	- 1	\$ 92,049	\$ 64,762	+42
Nassau	31,341	55,116	- 43	29,608	22,087	+34
Rockland	8,884	17,408	- 49	5,986	3,607	+66
Suffolk	27,625	32,851	- 16	21,164	17,283	+22
Westchester	52,969	16,801	+214	35,291	21,785	+62

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, June, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change) (Total)
June, 1980 ^{2/}						June, 1979 ^{2/}					
<u>Total Upstat</u>	<u>1,252</u>	<u>902</u>	<u>14</u>	<u>110</u>	<u>226</u>	<u>1,863</u>	<u>1,546</u>	<u>25</u>	<u>18</u>	<u>274</u>	<u>-33</u>
<u>East Central</u>	<u>399</u>	<u>291</u>	<u>8</u>	<u>100</u>	<u>-</u>	<u>665</u>	<u>483</u>	<u>18</u>	<u>12</u>	<u>152</u>	<u>-40</u>
Albany	250	146	4	100	-	213	207	6	-	-	+17
Binghamton	18	14	4	-	-	79	49	10	-	20	-77
Syracuse	88	88	-	-	-	258	136	2	12	108	-66
Remainder	43	43	-	-	-	115	91	-	-	24	-63
<u>Mid-Hudson</u>	<u>56</u>	<u>148</u>	<u>2</u>	<u>6</u>	<u>-</u>	<u>291</u>	<u>291</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-46</u>
Poughkeepsie	30	30	-	-	-	80	80	-	-	-	-63
Remainder	12	118	2	6	-	211	211	-	-	-	-40
<u>Northern and Mohawk Valley</u>	<u>145</u>	<u>80</u>	<u>-</u>	<u>-</u>	<u>65</u>	<u>142</u>	<u>136</u>	<u>-</u>	<u>-</u>	<u>6</u>	<u>+2</u>
Utica	28	28	-	-	-	59	59	-	-	-	-53
Remainder	117	52	-	-	65	83	77	-	-	6	+41
<u>Western</u>	<u>552</u>	<u>383</u>	<u>4</u>	<u>4</u>	<u>161</u>	<u>765</u>	<u>636</u>	<u>7</u>	<u>6</u>	<u>116</u>	<u>-28</u>
Buffalo	129	129	-	-	-	252	242	7	3	-	-49
Elmira	9	9	-	-	-	12	9	-	3	-	-25
Rochester	268	155	-	-	113	302	294	-	-	8	-11
Remainder	146	90	4	4	48	199	91	-	-	108	-27

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January-June, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
	January-June, 1980 ^{2/}					January-June, 1979 ^{2/}					
<u>Total Upstate</u>	<u>4,991</u>	<u>4,108</u>	<u>84</u>	<u>164</u>	<u>635</u>	<u>7,123</u>	<u>5,860</u>	<u>83</u>	<u>48</u>	<u>1,132</u>	<u>-30</u>
<u>East Central</u>	<u>1,566</u>	<u>1,330</u>	<u>42</u>	<u>116</u>	<u>78</u>	<u>2,311</u>	<u>1,759</u>	<u>50</u>	<u>27</u>	<u>475</u>	<u>-32</u>
Albany	654	518	18	112	6	890	762	28	4	96	-27
Binghamton	128	100	20	-	8	302	185	18	3	96	-58
Syracuse	551	549	2	-	-	741	537	4	20	180	-26
Remainder	233	163	-	4	64	378	275	-	-	103	-38
<u>Mid-Hudson</u>	<u>773</u>	<u>701</u>	<u>6</u>	<u>22</u>	<u>44</u>	<u>1,104</u>	<u>1,096</u>	<u>4</u>	<u>6</u>	<u>-</u>	<u>-30</u>
Poughkeepsie	260	200	-	16	44	295	291	-	4	-	-12
Remainder	513	501	6	6	-	809	805	4	-	-	-37
<u>Northern and Mohawk Valley</u>	<u>366</u>	<u>297</u>	<u>-</u>	<u>4</u>	<u>65</u>	<u>723</u>	<u>504</u>	<u>6</u>	<u>-</u>	<u>213</u>	<u>-49</u>
Utica	122	118	-	4	-	268	200	4	-	64	-76
Remainder	244	179	-	-	65	455	304	2	-	149	-48
<u>Western</u>	<u>2,286</u>	<u>1,780</u>	<u>36</u>	<u>22</u>	<u>448</u>	<u>2,985</u>	<u>2,501</u>	<u>23</u>	<u>17</u>	<u>444</u>	<u>-23</u>
Buffalo	798	644	18	4	132	1,212	942	19	11	240	-34
Elmira	49	44	-	-	5	79	36	-	3	40	-38
Rochester	988	844	12	-	132	1,184	1,174	2	-	8	-17
Remainder	451	248	6	18	179	510	349	2	3	156	-12

(See Footnotes, Preceding Page 1)

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Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, June, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
June						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$152,680</u>	<u>\$155,200</u>	<u>- 2</u>	<u>\$54,350</u>	<u>\$73,103</u>	<u>-26</u>
<u>East Central</u>	<u>58,844</u>	<u>39,141</u>	<u>+50</u>	<u>16,600</u>	<u>23,601</u>	<u>-30</u>
Albany	16,799	14,696	+14	10,714	8,648	+24
Binghamton	12,110	4,901	+147	872	3,199	-73
Syracuse	25,023	10,946	+129	3,097	7,817	-60
Remainder	4,912	8,598	-43	1,917	3,937	-51
<u>Mid-Hudson</u>	<u>11,833</u>	<u>26,276</u>	<u>-55</u>	<u>6,002</u>	<u>10,395</u>	<u>-42</u>
Poughkeepsie	3,467	14,262	-76	1,431	2,942	-51
Remainder	8,366	12,014	-30	4,571	7,453	-39
<u>Northern and Mohawk Valley</u>	<u>13,935</u>	<u>10,660</u>	<u>+31</u>	<u>6,652</u>	<u>4,668</u>	<u>+43</u>
Utica	5,633	4,298	+31	942	1,954	-52
Remainder	8,302	6,362	+30	5,710	2,714	+110
<u>Western</u>	<u>68,068</u>	<u>79,123</u>	<u>-14</u>	<u>25,096</u>	<u>34,439</u>	<u>-27</u>
Buffalo	18,494	27,051	-32	6,626	10,703	-38
Elmira	1,959	1,119	+75	489	519	-6
Rochester	33,603	35,056	-4	11,431	14,458	-21
Remainder	14,012	15,897	-12	6,550	8,759	-25
	New Non-Residential			Additions and Alterations		
<u>Total Upstate</u>	<u>\$65,852</u>	<u>\$61,481</u>	<u>+7</u>	<u>\$32,478</u>	<u>\$20,616</u>	<u>+58</u>
<u>East Central</u>	<u>27,863</u>	<u>9,829</u>	<u>+183</u>	<u>14,381</u>	<u>5,711</u>	<u>+152</u>
Albany	1,513	3,115	-51	4,572	2,933	+56
Binghamton	9,302	1,123	X	1,936	579	+234
Syracuse	15,024	2,239	X	6,902	890	X
Remainder	2,024	3,352	-40	971	1,309	-26
<u>Mid-Hudson</u>	<u>2,995</u>	<u>12,539</u>	<u>-76</u>	<u>2,836</u>	<u>3,342</u>	<u>-15</u>
Poughkeepsie	806	10,331	-92	1,230	989	+24
Remainder	2,189	2,208	-1	1,606	2,353	-32
<u>Northern and Mohawk Valley</u>	<u>5,688</u>	<u>4,079</u>	<u>+39</u>	<u>1,595</u>	<u>1,913</u>	<u>-17</u>
Utica	4,249	1,734	+145	442	610	-28
Remainder	1,439	2,345	-39	1,153	1,303	-12
<u>Western</u>	<u>29,306</u>	<u>35,034</u>	<u>-16</u>	<u>13,666</u>	<u>9,650</u>	<u>+42</u>
Buffalo	7,061	12,452	-43	4,807	3,896	+23
Elmira	1,042	252	X	428	348	+23
Rochester	17,760	18,021	-1	4,412	2,577	+71
Remainder	3,443	4,309	-20	4,019	2,829	+42

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, January-June 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January - June						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$612,095</u>	<u>\$706,454</u>	<u>-13</u>	<u>\$207,364</u>	<u>\$268,827</u>	<u>-23</u>
<u>East Central</u>	<u>191,235</u>	<u>205,603</u>	<u>- 7</u>	<u>59,279</u>	<u>78,353</u>	<u>-24</u>
Albany	64,848	70,656	- 8	27,304	33,284	-18
Binghamton	40,795	25,848	+58	4,893	10,893	-55
Syracuse	64,802	78,865	-18	18,757	21,674	-13
Remainder	20,790	30,234	-31	8,325	12,502	-33
<u>Mid-Hudson</u>	<u>74,543</u>	<u>85,885</u>	<u>-13</u>	<u>28,124</u>	<u>38,796</u>	<u>-28</u>
Poughkeepsie	31,148	32,067	- 3	9,120	12,106	-25
Remainder	43,395	53,818	-19	19,004	26,690	-29
<u>Northern and Mohawk Valley</u>	<u>46,080</u>	<u>75,763</u>	<u>-39</u>	<u>13,998</u>	<u>25,349</u>	<u>-45</u>
Utica	14,698	42,630	-66	3,778	8,138	-54
Remainder	31,382	33,133	- 5	10,220	17,211	-41
<u>Western</u>	<u>300,237</u>	<u>339,203</u>	<u>-11</u>	<u>105,963</u>	<u>126,329</u>	<u>-16</u>
Buffalo	109,304	160,515	-32	35,676	47,045	-24
Elmira	10,581	16,770	-37	2,513	2,508	"
Rochester	125,647	107,717	+17	48,020	56,150	-14
Remainder	54,705	54,201	+ 1	19,754	20,626	- 4
	New Non-Residential ^{4/}			Additions and Alterations		
<u>Total Upstate</u>	<u>\$267,195</u>	<u>\$336,723</u>	<u>-21</u>	<u>\$137,536</u>	<u>\$100,904</u>	<u>+36</u>
<u>East Central</u>	<u>75,394</u>	<u>94,402</u>	<u>-20</u>	<u>56,562</u>	<u>32,848</u>	<u>+72</u>
Albany	17,298	21,639	-20	20,246	15,733	+29
Binghamton	19,967	11,868	+68	15,935	3,087	X
Syracuse	31,853	48,947	-35	14,192	8,244	+72
Remainder	6,276	11,948	-47	6,189	5,784	+ 7
<u>Mid-Hudson</u>	<u>32,546</u>	<u>34,638</u>	<u>- 6</u>	<u>13,873</u>	<u>12,451</u>	<u>+11</u>
Poughkeepsie	17,492	16,093	+ 9	4,536	3,868	+17
Remainder	15,054	18,545	-19	9,337	8,583	+ 9
<u>Northern and Mohawk Valley</u>	<u>23,433</u>	<u>37,775</u>	<u>-36</u>	<u>8,649</u>	<u>12,639</u>	<u>-32</u>
Utica	7,818	27,012	-71	3,102	7,480	-59
Remainder	15,615	10,763	+45	5,547	5,159	+ 8
<u>Western</u>	<u>135,822</u>	<u>169,903</u>	<u>-20</u>	<u>58,452</u>	<u>42,966</u>	<u>+36</u>
Buffalo	51,993	95,765	-46	21,635	17,705	+22
Elmira	5,441	12,209	-55	2,627	2,053	+28
Rochester	55,911	40,905	+37	21,716	10,662	+104
Remainder	22,477	21,029	+ 7	12,474	12,546	- 1

(See Footnotes, Preceding Page 1)

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STATE OF NEW YORK
EXECUTIVE DEPARTMENT

DIVISION OF
HOUSING and

COMMUNITY RENEWAL

TWO WORLD TRADE CENTER, NEW YORK, N.Y. 10047, JOSEPH B. GOLDMAN, ACTING COMMISSIONER



CONSTRUCTION ACTIVITY IN NEW YORK STATE, JULY, 1980
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

JULY

	<u>1980</u>	<u>1979</u>	<u>Percent Change</u>
New Residential Units	<u>2,424</u>	<u>3,882</u>	<u>-38</u>
New York City	663	1,040	-36
Suburban New York City	674	842	-20
Upstate	1,087	2,000	-46
Dollar Value of All Construction (in thousands)	<u>\$362,106</u>	<u>\$357,174</u>	<u>+ 1</u>
New York City	123,635	87,639	+41
Suburban New York City	87,885	89,751	- 2
Upstate	150,586	179,784	-16

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1980
BASED ON BUILDING PERMITS ISSUED

	<u>1980 Projection</u>	<u>1979 Total</u>
New York State	28,000	39,842
New York City	8,000	14,524
Suburban New York City	6,000	7,959
Upstate	14,000	17,359

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE HOUSING UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
APARTMENT HOUSES, Including three and four family houses		
Hempstead (Town)	125	\$ 2,054
New York City		
Manhattan	537*	17,268

NEW NON-RESIDENTIAL CONSTRUCTION \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
AMUSEMENT, RECREATIONAL		
Kingston	1	\$ 504
CHURCHES, RELIGIOUS		
Suffern	1	675
HOSPITALS, INSTITUTIONAL		
Horseheads (Village)	1	1,500
Mineola	1	7,600
INDUSTRIAL		
Albany	1	3,000
Amherst	1	750
Chili	1	700
Clarkstown	1	950
Cohoes	1	500
Henrietta	1	500
New York City		
Queens	1	3,400
Perinton	1	500
Rochester	3	5,440
Wheatfield	1	550
OFFICES, PROFESSIONAL		
Great Neck	1	22,000
Harrison	1	4,400
New York City		
Manhattan	2	90,000
Orchard Park (Town)	1	900

*Includes twelve conversions of non-residential buildings to 117 units of multiple housing.

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OVER OVER, THIS MONTH (cont)

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
PUBLIC WORKS, UTILITIES		
Rochester	1	\$ 6,000
Skaneateles (Village)	2	3,500
SCHOOLS, EDUCATIONAL		
Colonie (Town)	1	1,725
Hempstead (Town)	1	589
Massena (Village)	1	1,072
Oneonta (City)	1	510
STORES, MERCANTILE		
Big Flats	1	7,000
Clay	1	932
Fayetteville	1	600
Newark	1	887
North Hempstead	5	3,895
Orangetown	1	500
Syracuse	1	900
Ulster	1	10,685
OTHER NON-RESIDENTIAL BUILDINGS		
Lysander	1	520
STRUCTURES OTHER THAN BUILDINGS		
Niagara Falls	3	2,885

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER THIS MONTH

<u>Type of Buildings and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
RESIDENTIAL		
New York City	1	\$ 630
Manhattan		
Niagara Falls	1	500
HOSPITALS, INSTITUTIONAL		
Smithtown	1	560
Utica	1	1,271
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	825
SCHOOLS, EDUCATIONAL		
New York City		
Manhattan	1	1,000

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
Syracuse SMSA (Madison, Onondaga and Oswego)
Remainder of economic area (Cayuga, Chemung, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)

Northern and Mohawk Valley Utica SMSA (Herkimer and Oneida)
Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
Elmira SMSA (Chemung)
Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1980

		Total		Suburban	
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979 <u>2/</u>	Total (12 mos.).	39,842	14,524	7,959	17,359
	Total (7 mos.).	23,930	10,400	4,407	9,123
	January	2,004	1,022	566	416
	February	1,190	520	330	340
	March	2,271	523	424	1,324
	April	2,709	616	646	1,447
	May	4,056	1,649	674	1,733
	June	7,818	5,030	925	1,863
	July	3,882	1,040	842	2,000
	August	3,911	921	688	2,302
	September	3,991	1,147	756	2,088
	October	3,416	737	753	1,926
	November	2,325	320	684	1,321
	December	2,269	999	671	599
1980 <u>2/</u>	Total (7 mos.).	13,670	4,358	3,234	6,078
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued
by Area, Year and Month, New York State, 1960-1980
(in thousands)

		Total	Suburban		
Period		NY State	NY City	NY City 1/	Upstate
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979 2/	Total (12 mos.)....	2,868,361	588,592	700,085	1,579,684
	Total (7 mos.)....	1,669,121	384,326	398,557	886,238
	January	138,947	54,095	38,463	46,389
	February	140,012	40,598	31,814	67,600
	March	174,551	21,926	34,459	118,166
	April	215,393	27,665	62,810	124,918
	May	314,252	45,926	74,145	194,181
	June	328,792	106,477	67,115	155,200
	July	357,174	87,639	89,751	179,784
	August	279,508	34,467	69,956	175,085
	September	245,725	41,703	55,829	148,193
	October	272,691	47,712	62,133	162,846
	November	212,537	30,461	56,644	125,432
	December.....	188,779	49,923	56,966	81,890
1980 2/	Total (7 mos.)....	1,805,549	639,570	403,298	762,681
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1980
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Additions and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979 2/	Total (12 mos.)....	2,868,361	1,218,560	1,085,443	564,358
	Total (7 mos.)....	1,669,121	681,729	675,083	312,309
	January	138,947	59,432	51,560	27,955
	February	140,012	28,854	72,529	38,629
	March	174,551	73,090	65,349	36,112
	April	215,393	94,472	80,844	40,077
	May	314,252	124,582	144,829	44,841
	June	328,792	174,706	89,719	64,367
	July	357,174	126,593	170,253	60,328
	August	279,508	127,986	107,630	43,892
	September	245,725	131,225	69,549	44,951
	October	272,691	118,720	101,193	52,778
	November	212,537	85,318	56,780	70,439
	December	188,779	73,582	75,208	39,989
1980 2/	Total (7 mos.)...	1,805,549	493,147	927,705	384,697
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, July and January-July, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
July, 1980 ^{2/}						July, 1979 ^{2/}					
Total NY State	2,424	1,436	78	39	871	3,882	2,547	110	24	1,201	-38
NY City	663	30	36	27	570	1,040	172	58	12	798	-36
Suburban NYC ^{1/}	674	517	26	-	131	842	804	34	4	-	-20
Upstate	1,087	889	16	12	170	2,000	1,571	18	8	403	-46
January-July, 1980 ^{2/}						January-July, 1979 ^{2/}					
Total NY State	13,670	8,119	716	531	4,304	23,930	12,411	934	199	10,386	-43
NY City	4,358	496	544	232	3,086	10,400	1,189	721	132	8,358	-58
Suburban NYC ^{1/}	3,234	2,626	72	123	413	4,407	3,791	112	11	493	-27
Upstate	6,078	4,997	100	176	805	9,123	7,431	101	56	1,535	-33

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, July and January-July,
1980 and 1979
(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
July						
	Total			New Residential		
Total NY State	\$ 362,106	\$ 357,174	+ 1	\$ 92,245	\$126,593	-27
NY City	123,635	87,639	+41	20,528	20,484	..
Suburban NYC ^{1/}	87,885	89,751	- 2	24,572	33,128	-26
Upstate	150,586	179,784	-16	47,145	72,981	-35
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 218,174	\$ 170,253	+28	\$ 51,687	\$ 60,328	-14
NY City	94,371	56,322	+68	8,736	10,833	-19
Suburban NYC ^{1/}	50,157	42,611	+18	13,156	14,012	- 6
Upstate	73,646	71,320	+ 3	29,795	35,483	-16
January-July						
	Total			New Residential		
Total NY State	\$1,805,549	\$1,669,121	+ 8	\$493,147	\$681,729	-28
NY City	639,570	384,326	+66	111,521	184,975	-40
Suburban NYC ^{1/}	403,298	398,557	+ 1	127,117	154,946	-18
Upstate	762,681	886,238	-14	254,509	341,808	-26
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 927,705	\$ 675,083	+37	\$384,697	\$312,309	+23
NY City	415,888	102,203	x	112,161	97,148	+15
Suburban NYC ^{1/}	170,976	164,837	+ 4	105,205	78,774	+34
Upstate	340,841	408,043	-16	167,331	136,387	+23

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing,
New York City, July and January-July, 1980 and 1979

Borough	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
July, 1980 ^{2/}						July, 1979 ^{2/}					
Total NY City	663	30	36	27	570	1,040	172	58	12	798	-36
The Bronx	2	-	2	-	-	-	-	-	-	-	x
Brooklyn	59	8	14	9	28	37	4	22	3	8	+59
Manhattan	537	-	-	-	537	774	-	-	-	774	-31
Queens	26	3	-	18	5	34	3	6	9	16	-24
Staten Island	39	19	20	-	-	195	165	30	-	-	-80
January-July, 1980 ^{2/}						January-July, 1979 ^{2/}					
Total NY City	4,358	496	544	232	3,086	10,400	1,189	721	132	8,358	-58
The Bronx	221	-	12	12	197	404	4	32	9	359	-45
Brooklyn	166	18	54	66	28	817	11	90	24	692	-80
Manhattan	2,790	-	-	4	2,786	6,661	-	1	11	6,649	-58
Queens	404	27	152	150	75	785	40	212	78	455	-49
Staten Island	777	451	326	-	-	1,733	1,134	386	10	203	-55

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City,
July and January-July, 1980, and 1979
(in thousands)

Borough	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
July						
	Total			New Residential		
Total NY City	\$123,635	\$ 87,639	+41	\$ 20,528	\$ 20,484	..
The Bronx	1,732	1,048	+65	60	-	x
Brooklyn	3,442	4,249	-19	1,488	1,470	+ 1
Manhattan	111,397	74,155	+50	17,268	13,650	+ 27
Queens	5,871	3,080	+91	750	836	- 10
Staten Island	1,193	5,107	-77	962	4,528	- 79
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total NY City	\$ 94,371	\$ 56,322	+68	\$ 8,736	\$ 10,833	- 19
The Bronx	99	4	x	1,573	1,044	+ 51
Brooklyn	67	258	-74	1,887	2,521	- 25
Manhattan	90,208	55,043	+64	3,921	5,462	- 28
Queens	3,878	576	x	1,243	1,668	- 25
Staten Island	119	441	-73	112	138	- 19
January-July						
	Total			New Residential		
Total NY City	\$639,570	\$384,326	+66	\$111,521	\$184,975	- 40
The Bronx	24,084	17,387	+39	9,412	10,663	- 12
Brooklyn	25,132	41,678	-40	4,882	17,283	- 72
Manhattan	492,124	261,880	+88	70,916	110,067	- 36
Queens	50,311	27,427	+83	7,678	13,818	- 44
Staten Island	47,919	35,954	+33	18,633	33,144	- 44
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total NY City	\$415,888	\$102,203	x	\$112,161	\$ 97,148	+ 15
The Bronx	4,584	3,485	+32	10,088	3,239	+211
Brooklyn	3,022	7,736	-61	17,228	16,659	+ 3
Manhattan	345,830	85,023	x	75,378	66,790	+ 13
Queens	34,637	4,808	x	7,996	8,801	- 9
Staten Island	27,815	1,151	x	1,471	1,659	- 11

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County,
by Type of Housing, Suburban New York City^{1/}, July and January-July, 1980 and 1979

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total
July, 1980 ^{2/}						July, 1979 ^{2/}					
Total Suburban	674	517	26	-	131	842	804	34	4	-	- 20
NY City	209	82	2	-	125	101	79	22	-	-	+107
Nassau	60	48	6	-	6	88	88	-	-	-	- 32
Rockland	215	215	-	-	-	252	252	-	-	-	- 15
Suffolk	190	172	18	-	-	401	385	12	4	-	- 53
Westchester											
January-July, 1980 ^{2/}						January-July, 1979 ^{2/}					
Total Suburban	3,234	2,626	72	123	413	4,407	3,791	112	11	493	- 27
NY City	816	553	18	-	245	717	559	56	7	95	+ 14
Nassau	260	242	6	-	12	518	412	2	-	104	- 50
Rockland	1,179	1,020	10	123	26	1,800	1,794	6	-	-	- 34
Suffolk	979	811	38	-	130	1,372	1,026	48	4	294	- 29
Westchester											

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County,
by Type of Construction, Suburban New York City^{1/}, July and January-
July, 1980 and 1979
(in thousands)

County	1980 ^{2/}	1979 ^{2/}	Percent Change ^{3/}	1980 ^{2/}	1979 ^{2/}	Percent Change
July						
	Total			New Residential		
Total Suburban						
NY City	\$ 87,885	\$ 89,751	- 2	\$ 24,572	\$ 33,128	-26
Nassau	46,995	13,810	+240	6,091	4,872	+25
Rockland	5,358	5,060	+ 6	2,107	2,646	-20
Suffolk	15,386	29,407	- 48	7,768	8,660	-10
Westchester	20,146	41,474	- 51	8,606	16,950	-49
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban						
NY City	\$ 50,157	\$ 42,611	+ 18	\$ 13,156	\$ 14,012	- 6
Nassau	36,227	4,808	x	4,677	4,130	+13
Rockland	2,242	1,567	+ 43	1,009	847	+19
Suffolk	4,325	14,147	- 69	3,293	6,600	-50
Westchester	7,363	22,089	- 67	4,177	2,435	+72
January-July						
	Total			New Residential		
Total Suburban						
NY City	\$403,298	\$398,557	+ 1	\$127,117	\$154,946	-18
Nassau	135,943	119,491	+ 14	34,090	33,350	+ 2
Rockland	27,197	36,070	- 25	9,076	12,641	-28
Suffolk	96,239	124,061	- 22	39,832	53,180	-25
Westchester	143,919	118,935	+ 21	44,119	55,775	-21
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban						
NY City	\$170,976	\$164,837	+ 4	\$105,205	\$ 78,774	+34
Nassau	67,568	59,924	+ 13	34,285	26,217	+31
Rockland	11,126	18,975	- 41	6,995	4,454	+57
Suffolk	31,950	46,998	- 32	24,457	23,883	+ 2
Westchester	60,332	38,940	+ 55	39,468	24,220	+63

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, July, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
July, 1980 ^{2/}						July, 1979 ^{2/}					
<u>Total Upstate</u>	<u>1,087</u>	<u>889</u>	<u>16</u>	<u>12</u>	<u>170</u>	<u>2,000</u>	<u>1,571</u>	<u>18</u>	<u>8</u>	<u>403</u>	<u>-46</u>
<u>East Central</u>	<u>308</u>	<u>284</u>	<u>8</u>	<u>4</u>	<u>12</u>	<u>637</u>	<u>453</u>	<u>10</u>	<u>-</u>	<u>174</u>	<u>-52</u>
Albany	102	98	4	-	-	294	178	6	-	110	-65
Binghamton	38	24	2	-	12	33	29	4	-	-	+15
Syracuse	108	106	2	-	-	179	179	-	-	-	-40
Remainder	60	56	-	4	-	131	67	-	-	64	-54
<u>Mid-Hudson</u>	<u>163</u>	<u>163</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>531</u>	<u>467</u>	<u>2</u>	<u>-</u>	<u>62</u>	<u>-69</u>
Poughkeepsie	43	43	-	-	-	71	71	-	-	-	-39
Remainder	120	120	-	-	-	460	396	2	-	62	-74
<u>Northern and Mohawk Valley</u>	<u>104</u>	<u>82</u>	<u>2</u>	<u>-</u>	<u>20</u>	<u>244</u>	<u>121</u>	<u>-</u>	<u>-</u>	<u>123</u>	<u>-57</u>
Utica	45	43	2	-	-	158	47	-	-	111	-72
Remainder	59	39	-	-	20	86	74	-	-	12	-31
<u>Western</u>	<u>512</u>	<u>360</u>	<u>6</u>	<u>8</u>	<u>138</u>	<u>588</u>	<u>530</u>	<u>6</u>	<u>8</u>	<u>44</u>	<u>-13</u>
Buffalo	220	126	-	4	90	237	211	6	8	12	- 7
Elmira	4	4	-	-	-	12	12	-	-	-	-67
Rochester	168	164	4	-	-	267	235	-	-	32	-37
Remainder	120	66	2	4	48	72	72	-	-	-	+67

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January-July, 1980 and 1979

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
January-July, 1980 ^{2/}						January-July, 1979 ^{2/}					
<u>Total Upstate</u>	<u>6,078</u>	<u>4,997</u>	<u>100</u>	<u>176</u>	<u>805</u>	<u>9,123</u>	<u>7,431</u>	<u>101</u>	<u>56</u>	<u>1,535</u>	<u>-33</u>
<u>East Central</u>	<u>1,874</u>	<u>1,614</u>	<u>50</u>	<u>120</u>	<u>90</u>	<u>2,948</u>	<u>2,212</u>	<u>60</u>	<u>27</u>	<u>649</u>	<u>-36</u>
Albany	756	616	22	112	6	1,184	940	34	4	206	-36
Binghamton	166	124	22	-	20	335	214	22	3	96	-50
Syracuse	659	655	4	-	-	920	716	4	20	180	-28
Remainder	293	219	2	8	64	509	342	-	-	167	-42
<u>Mid-Hudson</u>	<u>936</u>	<u>864</u>	<u>6</u>	<u>22</u>	<u>44</u>	<u>1,635</u>	<u>1,563</u>	<u>6</u>	<u>4</u>	<u>62</u>	<u>-43</u>
Poughkeepsie	303	243	-	16	44	366	362	-	4	-	-17
Remainder	633	621	6	6	-	1,269	1,201	6	-	62	-50
<u>Northern and Mohawk Valley</u>	<u>470</u>	<u>379</u>	<u>2</u>	<u>4</u>	<u>85</u>	<u>967</u>	<u>625</u>	<u>6</u>	<u>-</u>	<u>336</u>	<u>-51</u>
Utica	167	161	2	4	-	426	247	4	-	175	-61
Remainder	303	218	-	-	85	541	378	2	-	161	-44
<u>Western</u>	<u>2,798</u>	<u>2,140</u>	<u>42</u>	<u>30</u>	<u>586</u>	<u>3,573</u>	<u>3,031</u>	<u>29</u>	<u>25</u>	<u>488</u>	<u>-22</u>
Buffalo	1,018	770	18	8	222	1,449	1,153	25	19	252	-30
Elmira	53	48	-	-	5	91	48	-	3	40	-42
Rochester	1,156	1,008	16	-	132	1,451	1,409	2	-	40	-20
Remainder	571	314	8	22	227	582	421	2	3	156	-2

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, July, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
July						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$150,586</u>	<u>\$179,784</u>	<u>- 16</u>	<u>\$47,145</u>	<u>\$72,981</u>	<u>- 35</u>
<u>East Central</u>	<u>37,311</u>	<u>52,226</u>	<u>- 29</u>	<u>11,979</u>	<u>21,021</u>	<u>- 43</u>
Albany	14,975	29,331	- 49	4,318	10,019	- 57
Binghamton	2,832	4,385	- 35	1,351	1,282	+ 5
Syracuse	13,467	9,904	+ 36	4,145	6,168	- 33
Remainder	6,037	8,606	- 30	2,165	3,552	- 39
<u>Mid-Hudson</u>	<u>24,572</u>	<u>44,972</u>	<u>- 45</u>	<u>7,343</u>	<u>17,726</u>	<u>- 59</u>
Poughkeepsie	3,633	5,449	- 33	2,048	2,955	- 31
Remainder	20,939	39,523	- 47	5,295	14,771	- 64
<u>Northern and Mohawk Valley</u>	<u>11,300</u>	<u>27,335</u>	<u>- 59</u>	<u>4,293</u>	<u>8,921</u>	<u>- 52</u>
Utica	4,077	8,906	- 54	1,312	6,029	- 78
Remainder	7,223	18,429	- 61	2,981	2,892	+ 3
<u>Western</u>	<u>77,403</u>	<u>55,251</u>	<u>+ 40</u>	<u>23,530</u>	<u>25,313</u>	<u>- 7</u>
Buffalo	25,249	22,965	+ 10	8,982	10,576	- 15
Elmira	9,212	1,842	x	191	753	- 75
Rochester	31,606	22,634	+ 40	8,309	11,687	- 29
Remainder	11,336	7,810	+ 45	6,048	2,297	+163
	New Non-Residential			Additions and Alterations		
<u>Total Upstate</u>	<u>\$ 73,646</u>	<u>\$ 71,320</u>	<u>+ 3</u>	<u>\$29,795</u>	<u>\$35,483</u>	<u>- 16</u>
<u>East Central</u>	<u>16,995</u>	<u>21,989</u>	<u>- 23</u>	<u>8,337</u>	<u>9,216</u>	<u>- 10</u>
Albany	7,501	15,156	- 51	3,156	4,156	- 24
Binghamton	277	1,706	- 84	1,204	1,397	- 14
Syracuse	7,524	1,993	+278	1,798	1,743	+ 3
Remainder	1,693	3,134	- 46	2,179	1,920	+ 13
<u>Mid-Hudson</u>	<u>13,426</u>	<u>13,049</u>	<u>+ 3</u>	<u>3,803</u>	<u>14,197</u>	<u>- 73</u>
Poughkeepsie	893	1,594	- 44	692	900	- 23
Remainder	12,533	11,455	+ 9	3,111	13,297	- 77
<u>Northern and Mohawk Valley</u>	<u>3,121</u>	<u>16,258</u>	<u>- 81</u>	<u>3,886</u>	<u>2,156</u>	<u>+ 80</u>
Utica	892	1,904	- 53	1,873	973	+ 92
Remainder	2,229	14,354	- 84	2,013	1,183	+ 70
<u>Western</u>	<u>40,104</u>	<u>20,024</u>	<u>+100</u>	<u>13,769</u>	<u>9,914</u>	<u>+ 39</u>
Buffalo	9,294	8,390	+ 11	6,973	3,999	+ 74
Elmira	8,617	379	x	404	710	- 43
Rochester	19,996	8,422	+137	3,301	2,525	+ 31
Remainder	2,197	2,833	- 22	3,091	2,680	+ 15

(See Footnotes, Preceding Page 1)

Table 13- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{2/}, January-July, 1980 and 1979

(in thousands)

Area	1980 ^{2/}	1979 ^{2/}	Percent Change	1980 ^{2/}	1979 ^{2/}	Percent Change
January-July						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$762,681</u>	<u>\$886,238</u>	<u>- 14</u>	<u>\$254,509</u>	<u>\$341,808</u>	<u>- 26</u>
<u>East Central</u>	<u>228,546</u>	<u>257,829</u>	<u>- 11</u>	<u>71,258</u>	<u>99,374</u>	<u>- 28</u>
Albany	79,823	99,987	- 20	31,622	43,303	- 27
Binghamton	43,627	30,233	+ 44	6,244	12,175	- 49
Syracuse	78,269	88,769	- 12	22,902	27,842	- 18
Remainder	26,827	38,840	- 31	10,490	16,054	- 35
<u>Mid-Hudson</u>	<u>99,115</u>	<u>130,857</u>	<u>- 24</u>	<u>35,467</u>	<u>56,522</u>	<u>- 37</u>
Poughkeepsie	34,781	37,516	- 7	11,168	15,061	- 26
Remainder	64,334	93,341	- 31	24,299	41,461	- 41
<u>Northern and Mohawk Valley</u>	<u>57,380</u>	<u>103,098</u>	<u>- 44</u>	<u>18,291</u>	<u>34,270</u>	<u>- 47</u>
Utica	18,775	51,536	- 64	5,090	14,167	- 64
Remainder	38,605	51,562	- 25	13,201	20,103	- 34
<u>Western</u>	<u>377,640</u>	<u>394,454</u>	<u>- 4</u>	<u>129,493</u>	<u>151,642</u>	<u>- 15</u>
Buffalo	134,553	183,480	- 27	44,658	57,621	- 22
Elmira	19,793	18,612	+ 6	2,704	3,261	- 17
Rochester	157,253	130,351	+ 21	56,329	67,837	- 17
Remainder	66,041	62,011	+ 6	25,802	22,923	+ 13
	New Non-Residential			Additions and Alterations		
<u>Total Upstate</u>	<u>\$340,841</u>	<u>\$408,043</u>	<u>- 16</u>	<u>\$167,331</u>	<u>\$136,387</u>	<u>+ 23</u>
<u>East Central</u>	<u>92,389</u>	<u>116,391</u>	<u>- 21</u>	<u>64,899</u>	<u>42,064</u>	<u>+ 54</u>
Albany	24,799	36,795	- 33	23,402	19,889	+ 18
Binghamton	20,244	13,574	+ 49	17,139	4,484	+282
Syracuse	39,377	50,940	- 23	15,990	9,987	+ 60
Remainder	7,969	15,082	- 47	8,368	7,704	+ 9
<u>Mid-Hudson</u>	<u>45,972</u>	<u>47,687</u>	<u>- 4</u>	<u>17,676</u>	<u>26,648</u>	<u>- 34</u>
Poughkeepsie	18,385	17,687	+ 4	5,228	4,768	+ 10
Remainder	27,587	30,000	- 8	12,448	21,880	- 43
<u>Northern and Mohawk Valley</u>	<u>26,554</u>	<u>54,033</u>	<u>- 51</u>	<u>12,535</u>	<u>14,795</u>	<u>- 15</u>
Utica	18,710	28,916	- 70	4,975	8,453	- 41
Remainder	17,844	25,117	- 29	7,560	6,342	+ 19
<u>Western</u>	<u>175,926</u>	<u>189,932</u>	<u>- 7</u>	<u>72,221</u>	<u>52,880</u>	<u>+ 37</u>
Buffalo	61,287	104,155	- 41	28,608	21,704	+ 32
Elmira	14,058	12,588	+ 12	3,031	2,763	+ 10
Rochester	75,907	49,327	+ 54	25,017	13,187	+ 90
Remainder	24,674	23,862	+ 3	15,565	15,226	+ 2

(See Footnotes, Preceding Page 1)